FOR SALE

Carter Jonas

Sub Unit 3 & 4
3 Lymore Gardens
Bath
BA2 1AQ

Industrial Premises Workshop/ Warehouse:

Approximately 3,374 Sq Ft (313.45 Sq M)

- **Rare freehold opportunity**
- **Good access to Bath city centre**
- **Access to A36**
- **Car parking available.**

LOCATION

Lymore Gardens is located 1.5 miles to the south west of Bath city centre and is easily accessed via the A36 or the A367.

The property is situated in the heart of Oldfield Park. Oldfield Park is a thriving residential suburb, benefiting from excellent local amenities and its own dedicated railway station. Moorland Road provides a significant and bustling neighbourhood retail offering, which is within a ten-minute walk from the property.

DESCRIPTION

The property offers open plan workshop / warehouse accommodation at ground floor with first floor offices and mezzanine storage. The warehouse is accessed through the double doors to the front of the premises. There is parking available at the front of the premises for 2 cars.

To the rear of the property there is an area in need of landscaping which could be utilised for further storage.

QUOTING

Freehold: £700,000 exclusive

ACCOMMODATION

The premises have been measured on a gross internal area

ACCOMODATION	SQ M	SQ FT
Sub Unit 3	205.71	2,214
Sub Unit 4	110.55	1,190
Total	316.26	3,404

TERMS

The freehold property is available to purchase.

PLANNING

The unit was previously used as a workshop and premises to store and manufacture furniture. Prospective purchaser are advised to make their own enquiries with the Local Planning Authority, BANES Council regarding intended use.

Email: council_connect@bathnes.gov.uk

LEGAL COSTS

Each party is to be responsible for the payment of their own legal costs.

SERVICES

We have been advised that Three phase electricity is available however, any ingoing purchaser must satisfy themselves independently as to the state, condition and capacity of the services.

BUSINESS RATES

Prospective purchasers are advised to satisfy themselves as to the exact rates payable.

VAT

All figures quoted are exclusive of VAT, if applicable.

EPC

The property has been assessed as having an Energy Performance Asset Rating of:

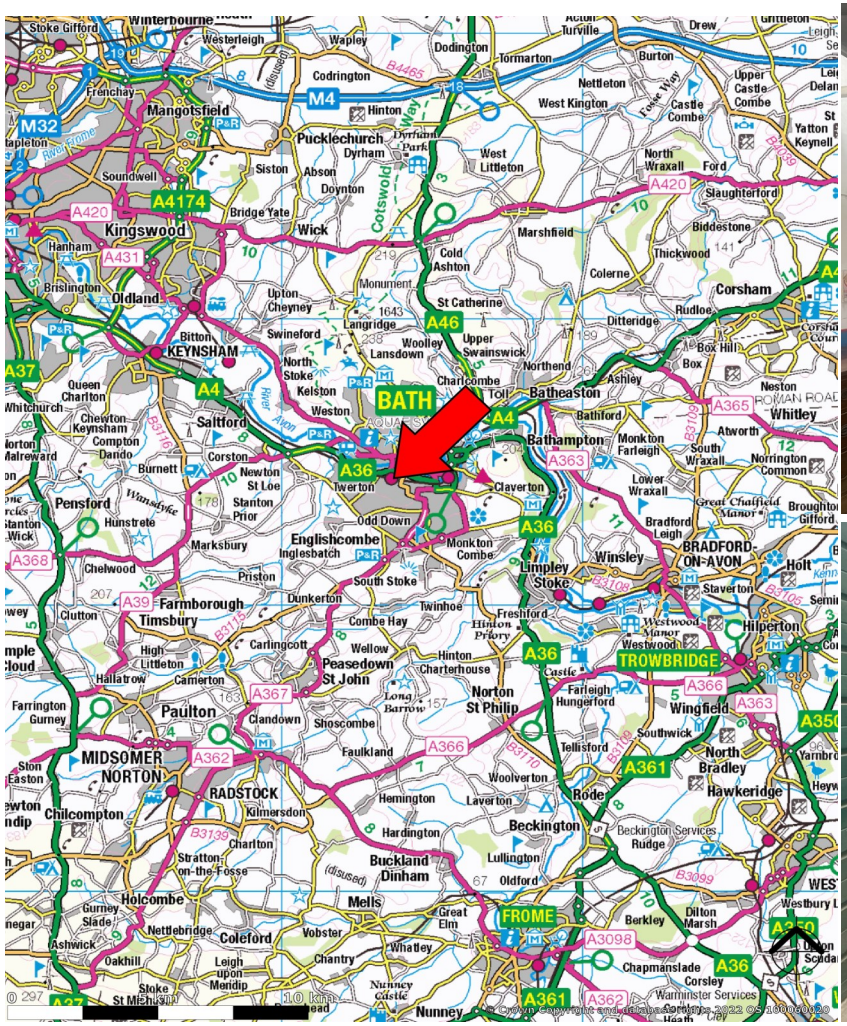
Unit 3: 53 C

Unit 4: 58 C

VIEWINGS

Strictly by prior appointment with the sole agents Carter Jonas, 0117 922 1222.

SUBJECT TO CONTRACT


BATH
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Mangotsfield
Pucklechurch
Bitton
Saltford
Pensford
Farmborough
Timsbury
Paulton
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RADSTOCK
Chilcompton
Holcombe
Coleford
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Buckland Dinham
FROME
Nunney
Beckington
Norton St Philip
Peasedown St John
Englishcombe
Bathampton
Batheaston
Bathford
Claverton
Limpley Stoke
Winsley
BRADFORD-ON-AVON
TROWBRIDGE
Hilperton
Wingfield
Westwood
Farleigh Hungerford
Corsham
Box
Chippenham
Bristol
Stoke Gifford
Westerleigh
Wapley
Codrington
Dodington
Tormarton
Hinton
Marshfield
Colerne
Ford
Slaughterford
Biddestone
Castle Combe
Upper Castle Combe
Nettleton
West Kington
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Drew
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Bridge Yate
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Doynton
Soundwell
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Swineford
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Queen Charlton
Whitchurch
Chewton Keynsham
Compton Dando
Burnett
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Newton St Loe
Stanton Prior
Hunstrete
Marksbury
Chelwood
Priston
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Clutton
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Shoscombe
Faulkland
Hemington
Hardington
Charlton
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Gurney Slade
Nettlebridge
Ashwick
Oakhill
Leigh upon Mendip
Stoke St Michael
Vobster
Whatley
Chantry
Great Elm
Lullington
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Laverton
Woolverton
Rode
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Southwick
North Bradley
Hawkeridge
Berkley
Dilton Marsh
Chapmanslade
Corsley
Warminster Services
Westbury
Norrington Common
Whitley
Atworth
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Holt
Staverton
Broughton Gifford
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Combe Hay
Twinhoe
Freshford
Hinton Charterhouse
Wellow
Odd Down
Langridge
Lansdown
Charlcombe
Northend
Upper Swainswick
Cold Ashton
St Catherine
Monument
Ditteridge
Hudloe
Box Hill
Ashley
Monkton Farleigh
South Wraxall
Lower Wraxall
Bradford Leigh
Great Chalfield Manor
Westwood Manor
Hinton Priory
Long Barrow
Castle Combe
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