

# FREEHOLD RETAIL / RESIDENTIAL WITH DEVELOPMENT CONSENT

Carter Jonas

41 High Street, Weston, Bath, BA1 4BX



VACANT POSSESSION

PLANNING CONSENT  
GRANTED

Conversion of existing 3 bed into 3 flats,  
shop to a café and construction of 1 bed  
dwelling and 1 new flat.



## Location

Bath is a city of international renown, located approximately 100 miles west of London and 13 miles east of Bristol. Bath is served by excellent transport links, including frequent train services to Bristol Temple Meads and London Paddington.

The property is situated within Weston, which is a suburb in Bath located approximately 2 miles north west of the city centre and is within close proximity to the Royal United Hospital.

The surrounding area is mixed with residential and some nearby occupiers include Tesco Express, Interior Fascination, Cycle Works and No3 Cafe.

## Description

The property is of 2-storey construction under a flat roof and is extremely visible from a number of angles. The property can be accessed from the High Street or from the north west side of the building where there is vehicular access to a small forecourt providing parking. Beyond this, there is an open area of grass with a Cherry tree.

To the High Street there is a shopfront with a central door and on the north west elevation there is access to the flat along with further access to the commercial space.

The property now requires material renovations .



**500,000**

Catchment Population

### BATH IN NUMBERS

**4,800**

RUH Employees

**22,000**

Student Population

**250,000**

Shopping Population

**Carter Jonas**

## TENURE

Freehold for sale, with vacant possession.

## ACCOMMODATION (EXISTING)

| Property                       | M²     | Ft²   |
|--------------------------------|--------|-------|
| Ground Floor                   | 78.29  | 843   |
| First Floor (3 Bedroomed Flat) | 57.78  | 622   |
| Total                          | 136.07 | 1,465 |

## EPC

The property has an EPC rating of D (81).

## VAT

VAT will not be payable on the sale.

## PRICE

OFFERS ARE INVITED IN EXCESS OF £325,000.

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## Planning

Planning consent (24/00286/FUL) was granted on 9th July 2024 for 'Conversion of existing 3bed flat into 2no. 1bed flats and 1no. studio/bedsit, change of use of shop to dog cafe, construction of 1bed dwelling and roof extension to form 1no. 1bed flat'. Full details may be obtained from B&NES Planning Portal under the reference above.

Unit sizes are proposed as:-

- Café - 37sqm / 398 sq. ft
- Unit 1 - 37sqm / 398 sq. ft
- Unit 2 - 37sqm / 398 sq. ft
- Unit 3 - 39sqm / 420 sq. ft
- Unit 4 - 58sqm / 624 sq. ft
- Total - 208 sqm / 2,239 sq. ft

## VIEWING & FURTHER INFORMATION

All viewings should be made through the sole agents Carter Jonas 01225 747260

### Philip Marshall

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### IMPORTANT INFORMATION

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