

# FOR SALE

Carter Jonas



30 Green Park Mews  
Bath  
BA1 1JD

**Prime Bath Workshops / Development Opportunity (Subject to Planning)**

**Approximately 1,033 Sq Ft (95.98 Sq M)**

- **Central Bath location**
- **Unusual opportunity to acquire central Bath premises**

## LOCATION

The property is situated on the Northern end of Green Park Mews close to the junction with Midland Bridge, making access easy. It is situated within a 15 minute walk of Bath Spa railway station, the Southgate Shopping Centre and a variety of restaurants, bars and amenities within the city centre, along with Green Park Sainsburys directly opposite.

Bath is a UNESCO World Heritage City of international repute with an approximate population of 94,092. The city is a regional hub for retail and leisure and is one of the United Kingdom's most visited cities in terms of tourist numbers, with two universities and an established business community.

Bath Spa railway station has direct trains to both Bristol (circa 12 minutes) and London Paddington (circa 1 hour 30 minutes). Bath enjoys good road links to Bristol via the A4, the south coast via the A36 and the M4 Motorway (Junction 18).

## FURTHER INFORMATION

Should you require further information please contact:

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## IMPORTANT INFORMATION

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## DESCRIPTION

The property, built in the mid-1980's, has most recently been used as a cleaning company warehouse. There is a W/C to ground floor and carpeted offices upstairs. The roof was replaced approximately 10 years ago and is insulated.

Most units within the terrace are occupied for B1 light industrial purposes but it is suggested that alternative uses may also suit - subject to planning. The property is not Listed.

## ACCOMMODATION

Ground Floor	48.95 Sq M	527 Sq Ft
First Floor*	47.03 Sq M	506 Sq Ft
Total	95.98 Sq M	1,033 Sq Ft

\*restricted height

**Total**      **95.98 Sq M**      **1,033 Sq Ft**

## VIEWINGS

All viewings should be made through the sole agents, **Carter Jonas 01225 747 250**

## BUSINESS RATES

Rateable value—£9,800 (25/26)

Rates payable—£5,439 (25/26)

## VAT

We understand that no VAT will be payable.

## EPC

Available on request.

## LEGAL COSTS

All parties are to be responsible for their own legal costs.

## PRICE

Offers are invited in excess of £300,000 for the 999 year leasehold interest.

**Carter Jonas**

**SUBJECT TO CONTRACT—SEPT 25**