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22 Richmond Hill, Clifton, Bristol BS8 1BA



16 Kingsmead Square, Bath, BA1 2AE

Asking price £550,000

MIXED USE FREEHOLD

Rare opportunity to purchase a 5 storey Grade II listed mixed use property with basement located in a prime position on Kingsmead Square, Bath. The property is offered for sale Freehold with vacant possession but understand that the vendor would also be happy to consider a lease back of the ground floor and basement. Early enquiries are recommended.



16 Kingsmead Square, Bath, BA1 2AE

DESCRIPTION

An attractive Grade II listed property arranged over 6 floors as takeaway with accommodation above. The property offers potential to convert the upper levels into self contained residential accommodation or a HMO subject to consents, suiting owner occupiers, developers and investors alike.

LOCATION

Situated in a prime position on the historic Kingsmead Square, Bath City Centre within a mixed parade of shops, cafés and restaurants. The property benefits from high levels of footfall throughout the day and evening making it an excellent trading location for various different commercial uses.

TENURE

Understood to be Freehold.

FLOOR PLAN

The floor plan is provided for indicative purposes only and should not be relied upon.

ACCOMMODATION

GROUND FLOOR & BASEMENT

Currently arranged as takeaway with storage.

UPPER FLOORS

Currently arranged as non self contained living accommodation.

BUSINESS RATES

The rateable value with effect from April 2017 is £8,700. We therefore would expect those eligible for small business relief to benefit from 100% exemption at this time. However, we advise all interested parties to confirm directly with the local authority.

ENERGY PERFORMANCE CERTIFICATE

TBC.

VIEWINGS

By appointment with Maggs and Allen.

VAT

All figures quoted are exclusive of VAT unless otherwise stated.

CONTROL OF ASBESTOS REGULATIONS

As per the Control of Asbestos Regulations 2012, the owner or tenant of the property, or anyone else who has control over it and/or responsibility for maintaining it, must comply with the regulations which may include the detection of and/or management of any asbestos or asbestos related compounds contained at the property. Maggs & Allen has not tested or inspected for asbestos and therefore recommend all interested parties to make their own enquiries.



Auction, Commercial & Chartered Surveyors

22 Richmond Hill, Clifton
Bristol, BS8 1BA

Estate Agents & lettings

60 Northumbria Drive, Henleaze
Bristol, BS9 4HW

Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate.

It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angle lens.

Any site and floor plans provided are for indicative purposes only and should not be relied upon.

