

Retail – For Sale

5 Cleveland Terrace, Bath, BA1 5DF

COOPER
AND
TANNER



Description

Versatile retail unit situated between London Road and Walcot Street in the 'Walcot Artisan Quarter', an area well known for its characterful independents. The unit is arranged over ground and basement within a Georgian Grade II listed terrace building. It lends itself to the usual Use Class E type users and is currently owner occupied as an artist's studio and retail gallery – Pencil Tree Gallery.

A shared access vestibule leads into the retail area which has a sense of rustic charm from the exposed timber floorboards and partly stripped back walls. It also benefits a useful timber point of sale desk and raised shop frontage display. Stairs at the rear of the shop lead to the basement which provides a hallway storage area, understairs WC and studio space which has built in storage and sink unit. The basement area would benefit from a new occupiers fit out/ redecoration.

There is no parking with the property but there is on road parking for 1 hour to the immediate front of the property.

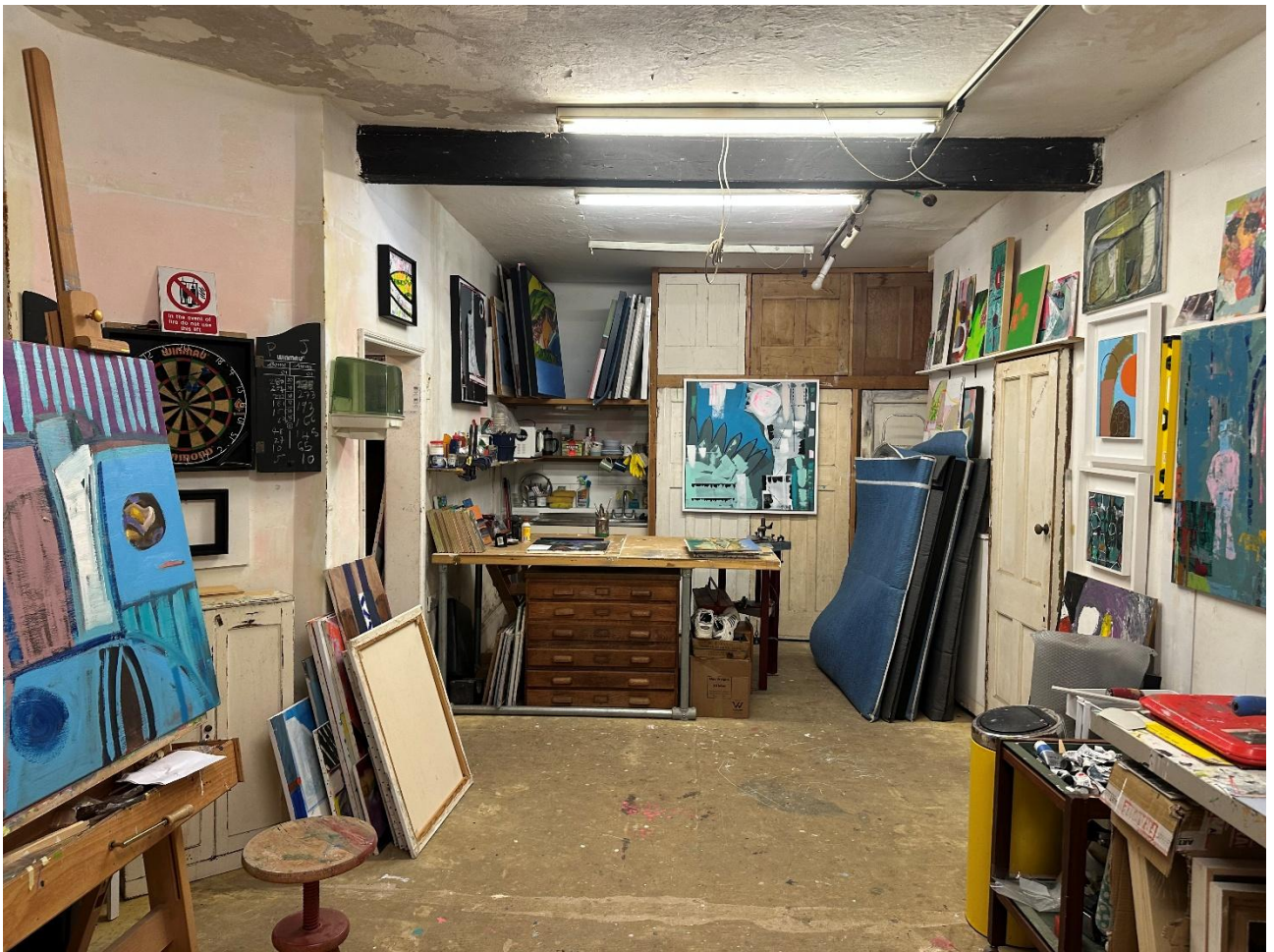
Located in a prominent position on Cleveland Terrace amongst a strong independent retailer area. The unit benefits from an excellent glazed frontage with raised internal shop display area facing onto London Road, a main through road in Bath, yet an area that benefits from good footfall allowing for great advertising and passing trade potential.



Key Highlights

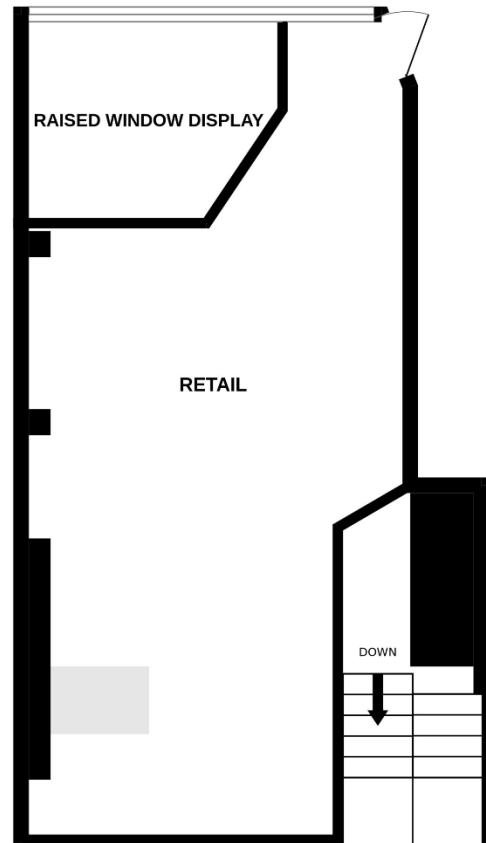
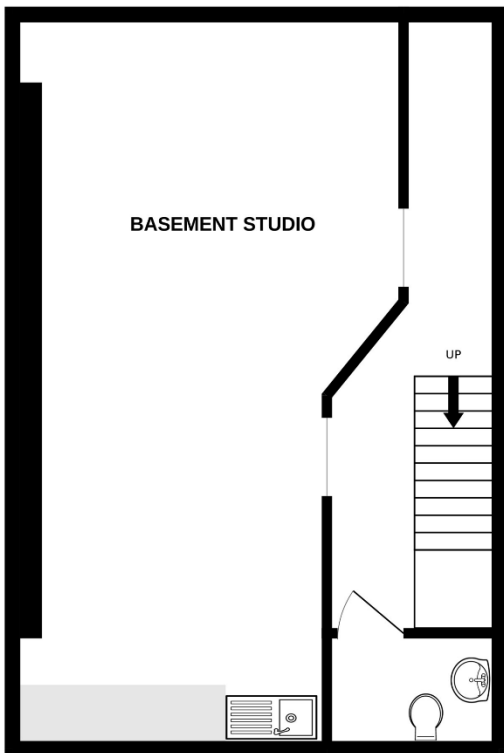
- Retail unit with basement studio
- Long leasehold with vacant possession
- Prominent location off London Road and close to City centre
- The vendors also own a 1 bed Mews House at rear which could be available by separate negotiation. Parking. Excellent condition. Currently let on AirBnB.

Guide Price £280,000





Indicative Layout



Accommodation: Internal layout is set out on the indicative floor plan overleaf, not to scale.

Retail area max depth of 9.54m and internal width of 4.58m max reducing to 3.65m. Retail area approx. 37.89sqm / 408sqft. Ceiling height 2.7m.

Basement Studio max depth of 8.47m workshop studio max width of 4.56m reducing to 3.63m. Studio area approximate 34sqm / 365sqft. Ceiling height of 2.9m.

Location: W3W:///torch.locals.battle

Situated off London Road and corner of Cleveland Cotts which leads to Bath Canoe Club, opposite Walcot Methodist Chapel. Close to Bath city centre. Bath is a city renowned for its attractive architecture, unique retail offering and world heritage status.

Transport links in Bath are straightforward, trains run to London Paddington every 30 minutes with the journey time taking approx. 1 hour and 15 minutes. Trains also run regularly to Bristol and destinations further west.

Tenure: Long leasehold. 999 year lease commenced December 1980. The leaseholders all own a proportional share of the freehold.

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility, and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

Agent's Note: The vendors also own a 1 bed Mews House at rear which could be available by separate negotiation. This includes a parking space and is in excellent condition. Currently let on AirBnB. This is not being advertised separately but enquiries are invited for both. Further details on request or the listing for Air BnB can be viewed online.

Services: We are informed mains water, electricity and drainage are connected. Electric plug in heaters and hot water. Fitted with fire alarm and intruder alarm. Services and appliances not tested.

Business Rates: We understand the Rateable Value to be £7,400 [2023 list]. Area 74.94sqm. 100% small rate relief may apply.

Planning: Local Council is Bath & North East Somerset Council. Grade II listed & Conservation area.

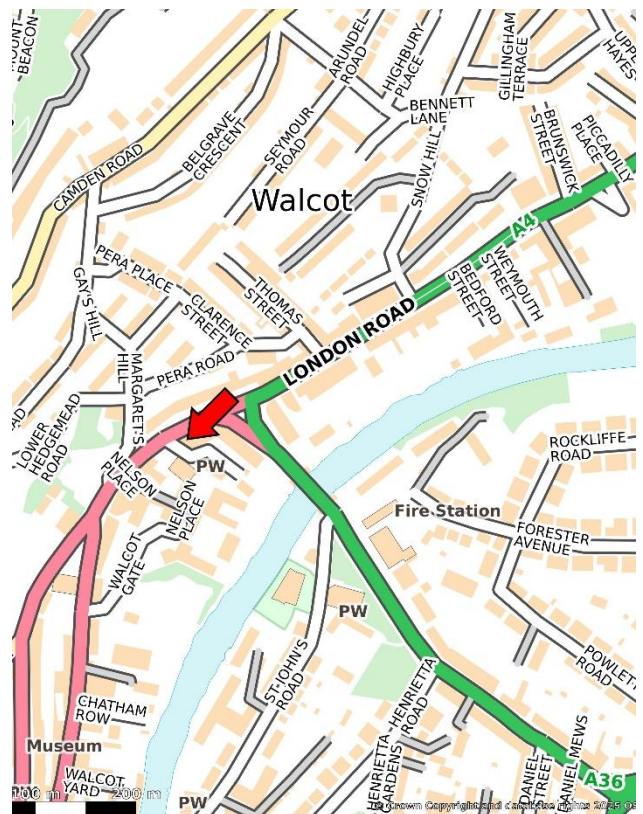
EPC Rating & Score: C/69. Available upon request. Certificate: **0270-8980-0368-8740-4004**

VAT: We understand that the property is not currently elected for VAT.

Method of Sale:

We are selling the property via Private Treaty inviting offers off a guide price of £280,000.

Viewings: Strictly by prior appointment through: **Cooper and Tanner – 03450 34 77 58**



COMMERCIAL DEPARTMENT
Telephone 03450 347758 / commercial@cooperandtanner.co.uk

