



GROUND FLOOR SHOP TO LET

BATH, OLDFIELD PARK

42 MOORLAND ROAD

BA2 3PN

CLASS E USE

GROUND FLOOR AREA 928 SQ.FT.

SUBJECT TO VACANT POSSESSION

Location

Oldfield Park, Moorland Road is a thriving local shopping suburb situated approximately 1 mile due west of Bath City Centre. National occupiers within the locality include **Greggs, COOP Food, Sainsbury's Local, Subway, Domino's** and **Loungers**. In addition there are numerous local businesses supporting a loyal residential catchment, as can be noted from the attached location extract.

Description

The building construction consists of traditional brick/stone construction over ground and first floor surmounted by a pitched tiled roof. The subject property is arranged on ground floor only having the benefit of rear access. At first floor level are 2 self-contained flats accessed from Moorland Road.

Accommodation

Internal Width Front	4.27 m	14' 0"
Widening to	5.59 m	18' 04"
After	5.49 m	18' 0"
Shop / Built Depth	17.96 m	58' 11"
Ground Floor Area	86.21 sq.m	928 sq.ft
Ground Floor External Store	11.99 sq.m	128 sq.ft

Date prepared: January 2024. Subject to Contract

Lease Terms

New lease for a term of years to be agreed on an effectively full repairing and insuring basis, subject to service charge. Rent reviews on a 5 yearly basis.

Commencing Rental

£22,500 per annum exclusive of VAT and Rates.

Business Rates

Rateable Value - £17,000

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant

Planning / Use

The premises benefit from a new E use class (commercial, business and service) including retail, financial & professional services and restaurant uses

Energy Performance

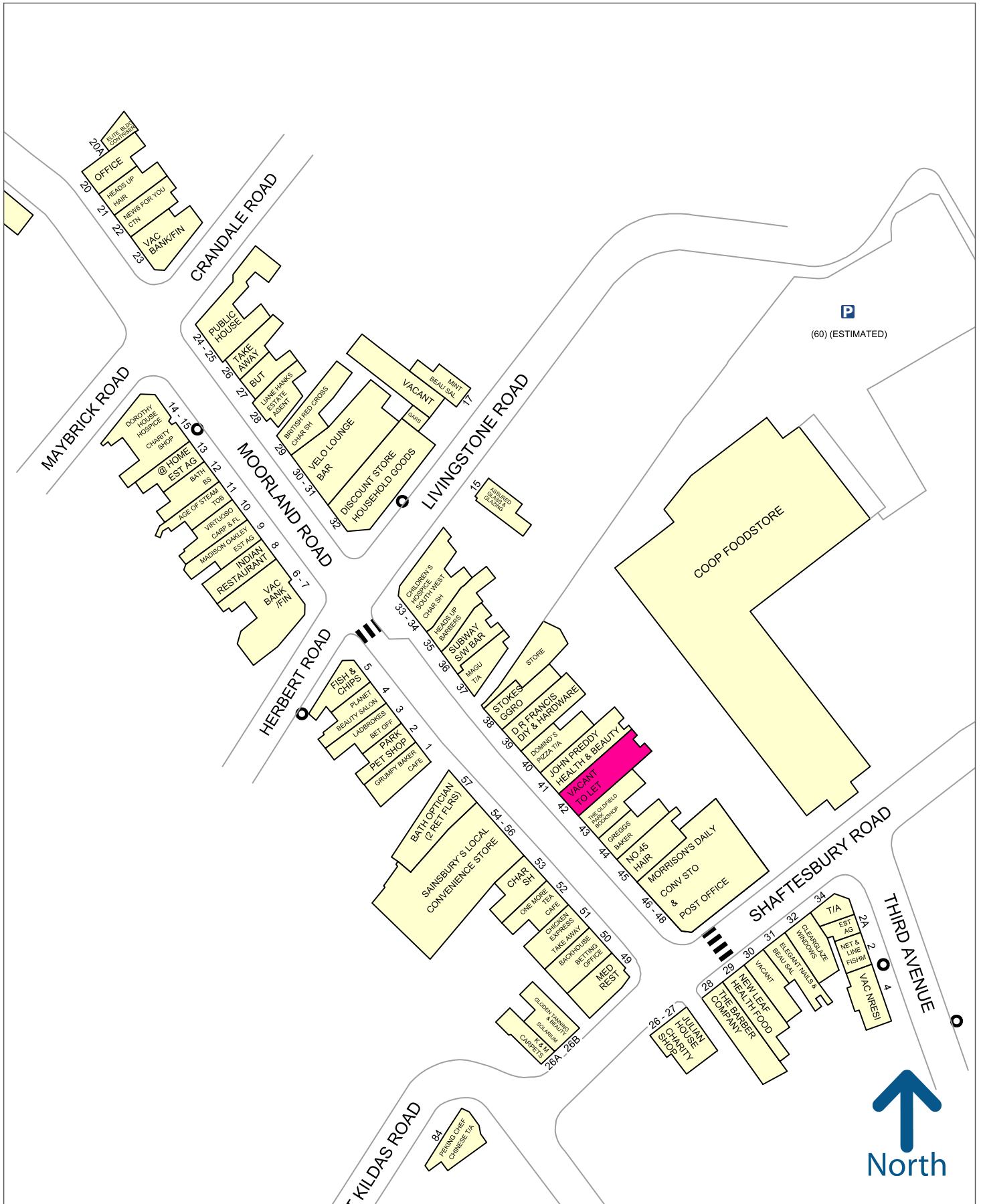
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Viewing Strictly By Appointment

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50 metres

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