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M&

PROPERTY CONSULTANTS

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

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*

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

Copy available upon request.

Viewing Strictly By Appointment

Barry Muggridge - M&P Property Consultants LLP

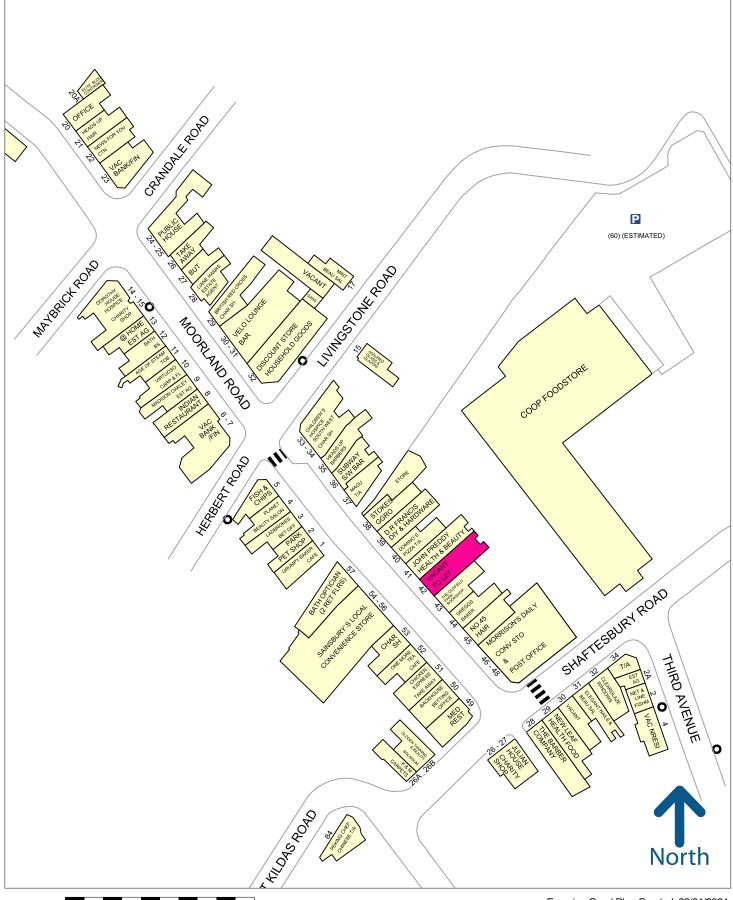
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8

Map data

Experian Goad Plan Created: 22/01/2024 Created By: M and P Properties Consultants LLP

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