

RETAIL INVESTMENT FOR SALE

34 Shaftesbury Road, Oldfield Park, BA2 3LJ



- Prime corner unit in the affluent area of Bath
- 15 year FRI lease producing £10,000 pa rent
- Sought after Hot Food Takeaway Use
- Reversionary rent potential
- Price only £150,000 exclusive

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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 **BURSTON
COOK**
0117 934 9977

LOCATION

Oldfield Park is located 2 miles south west of Bath city center, it is a popular residential area to the south of the city centre, with a bustling high street and a number of fantastic independent shops and restaurants. The area has its own railway station and boasts a number of excellent schools including Hayesfield Girls School, and Oldfield Park Junior School.

The subject property is located in a prime return frontage corner position opposite Coop with other national multiple retailers in close proximity including Sainsbury's, Greggs, and Dominoes Pizza alongside many independent retailers.

DESCRIPTION

The property is single storey and has a glazed return shop front and a felt clad flat roof. Internally the property is fully fitted out as a hot food takeaway with commercial kitchen and extraction system.

ACCOMMODATION

The property has the following approximate net internal floor area:

36.82 sq m 396 sq ft

TENURE

The property is held Freehold.

TENANCIES

The commercial element of the property is let on a full repairing and insuring lease for a term of 15 years from 1st January 2023 at a rent of £10,000 pa. There are upward only rent reviews in the fifth and 10th years of the term.

A copy of the lease can be provided upon request

PRICE

The quoting price for the property is £150,000 exclusive.

EPC

The property has an EPC rating of C (71).

VAT

We have been advised that the property is elected for VAT.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

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SUBJECT TO CONTRACT

November 2024



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