

# RETAIL INVESTMENT FOR SALE

2 Third Avenue, Oldfield Park, BA2 3NY



- Self contained unit in affluent area of Bath
- 10 year FRI lease from 21/03/2018
- Rent £7,500 per annum
- Reversionary rent potential
- Only £120,000 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**  
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## 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.

## DESCRIPTION

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

The property is single story and has a glazed shop front and a felt clad flat roof. Internally the property is fully fitted out as a fishmongers with counter area and walk in refrigeration unit. There is a lean to store and WC at the rear of the property.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate net internal floor area of 309 sq ft (28.69 sq m).

## TENURE

The property is held Freehold.

## TENANCIES

The property is let on a full repairing and insuring lease for a term of 10 years from 21st March 2018 at a rent of £7,500 pa.

There is excellent reversionary rent potential.

A copy of the lease can be provided upon request.

## PRICE

The quoting price for the property is £120,000 exclusive

## EPC

The property has an EPC rating of D(93).

## 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

FAO: Charlie Kershaw MRICS

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## SUBJECT TO CONTRACT

December 2024



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