

# FOR SALE - LONG LEASEHOLD

Carter Jonas

LOWER GROUND FLOOR OF KENSINGTON CHAPEL, KENSINGTON PLACE, BATH, BA1 6AW



TOTAL SPACE 1,972 SQ FT / 183.2 M SQ

- ACCESS FRONT AND REAR
- REAR ELEVATION & LOADING
- TWO PARKING SPACES BY SEPARATE NEGOTIATION



## LOCATION

Bath is a city of international renown, located approximately 100 miles west of London and 13 miles east of Bristol. Bath is served by excellent transport links, including frequent train services to Bristol Temple Meads and London Paddington.

The property is situated on Kensington Place, part of London Road, approximately 1 mile from Bath City Centre. The London Road has a mix of residential and retailers; from smaller owner-run businesses to Morrisons Supermarket and café. The occupier mix includes secondary retail, several showroom premises, community and residential uses in close proximity. Some other examples of nearby occupiers include, Kwik Fit, Zest Estate Agents, Norland College, The Hair Studio, and Morrisons. Kensington Meadows, a local greenspace and popular recreation / dog walking area is behind the property.

## DESCRIPTION

The property is a Grade II Listed mid-terrace former chapel of period vernacular construction being mid-terrace with Bath stone elevations beneath a slate roof.

The lower ground floor (ground floor from the rear) can be accessed via the rear or the front of the property and comprises open plan accommodation with some partitioning in place to provide separate office space. The premises have W/C, and single phase power. Externally there is also a loading bay with vehicle access. There are also two parking spaces available by separate negotiation.

### VIEWING & FURTHER INFORMATION :

All viewings should be made through the agents Carter Jonas 01225 747260.

## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents or that Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

## ACCOMMODATION

Property (GIA)	Sq M	Sq Ft
Lower Ground Floor	183.23	1,972
Total	183.23	1,972

NB Floor to ceiling height is approximately 2.07m

## ENERGY PERFORMANCE CERTIFICATE

The EPC is assessed as an E.

## RATEABLE VALUE

Current Rateable value: £18,000

Rates payable: (24/5 ) £9,828

This is an estimate only and takes no account to possible transitional adjustment.

## VAT

Figures are exclusive of VAT, if applicable.

### Philip Marshall

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## TENURE

The property is available by way of a long lease for a term of 999 years from March 2010.

## PLANNING

Listed Buildings Consent was granted in 2022 for conversion to 2 flats which included the creation of an east side facing door and window, replacement of front steps by a metal staircase and restoration of the east side front window. These alterations will significantly enhance the natural light entering the building. A Planning Application to convert into 2 flats was refused in 2022, but this does not impact the Listed Buildings Consent.

We understand that the existing use is retail (formerly a wine warehouse) within Use Class E which also includes cafe/restaurant, offices, medical or health uses, escape rooms, sports injury treatment centre but it may be suitable for other uses, subject to planning.

## PROPOSAL AND METHOD OF SALE

We are instructed to seek offers in excess of:

**£199,000**

Subject to contract and exclusive of VAT.

Parking spaces available at £20,000 each exclusive of VAT.

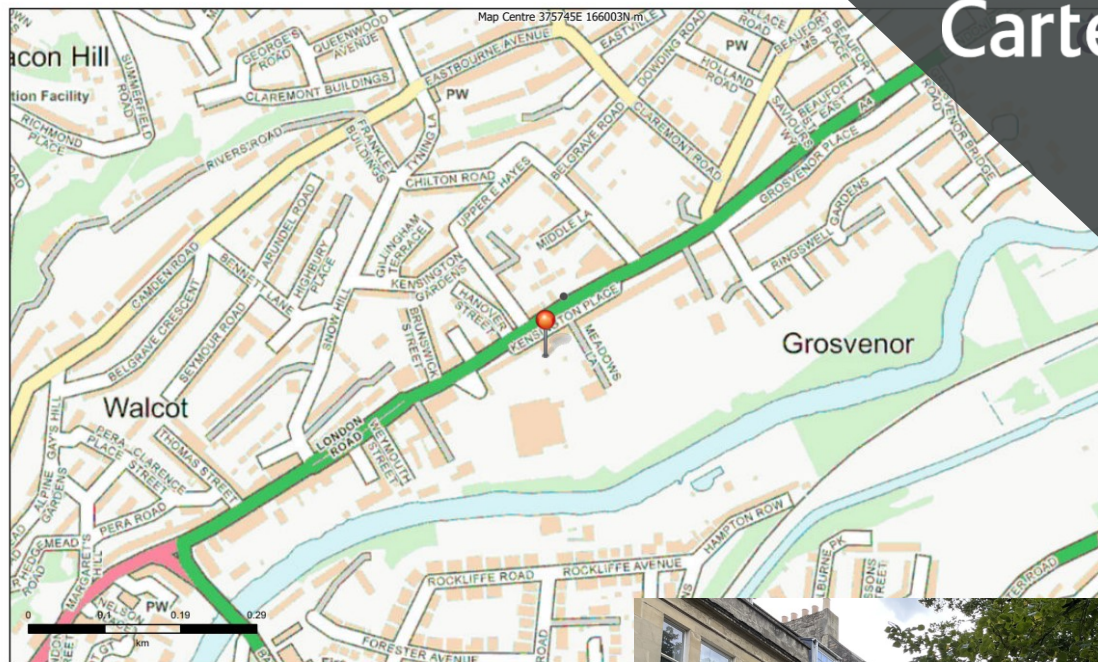
### VIEWING & FURTHER INFORMATION :

All viewings should be made through the joint agents Carter Jonas 01225 747260 and Derek Walker 01225 448944.

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Front Elevation

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