FOR SALE - OFFICE / RETAIL

15 Market Street

Bradford-on-Avon, BA15 1LL



Key Highlights

- Town centre Grade II Listed building
- Rare opportunity to acquire a long leasehold interest
- £95,000 subject to contract. NO VAT
- Suitable for retail or office use
- Vacant possession





Description

The available space is the ground floor of a Grade II Listed building. There are a couple of steps from the pavement to the entrance door leading into the open plan retail /office space that has wooden floor covering, electric lighting via tubes and spotlights, and internal blinds to the front window.
There is a small kitchen with a storage cupboard under a sink & drainer. In the rear corner is a single toilet.

Location

Bradford on Avon is a very popular town located approximately 8 miles south easy of the City of Bath. It is a busy tourist destination with a variety of independent shops and cafes. Market Street is one of the main roads into and out of the town centre heading to or from Bath. No 15 is situated toward the top of Market Street and benefits from a high level of passing traffic.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail / office	330	30.66	Available
Ground - Kitchen	22	2.04	Available
Total	**352**	**32.70**	

Terms

The ground floor unit is held on lease for a Term of 999 years commencing 1st January 2008. The lease contains provision for a ground rent of £20 per annum to be paid to the freeholder. The tenant is liable for a contribution of 50% of the "maintenance charges" for the freeholders property.



Price

£95,000 subject to contract. We are advised that there is NO VAT payable on the purchase price.

Business Rates

The Rateable Value effective from 1st April 2026 is £10,250. It is therefore below the threshold for full Small Business Rate Relief for qualifying occupiers.

Energy Performance Certificate

The property has an Energy Performance Certificate with a rating of 108 in Band E.
https://find-energy-certificate.service.gov.uk/energy-certificate/1512-4991-1050-6519-5008

Use

The property is ideal for retail or office use. The lease prohibits any hot food takeaway use.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction

Contact

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