



Chartered Surveyors

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59A NEWBRIDGE HILL

BATH



FREEHOLD FOR SALE

OFFICES 55.74 SQ M (600 SQ FT) NET

WITH STORAGE & PARKING

**SITUATED ABOUT 1.5 MILES TO THE WEST OF BATH CITY CENTRE IN A
QUIET RESIDENTIAL AREA**

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These particulars are intended to give a fair description of the property but their accuracy is not guaranteed and they do not form part of an offer or contract.

Newbridge Court, 59A Newbridge Hill, Bath BA1 3PR

ACCOMMODATION:

The offices are on ground level extending to some 55.74 sq m (600 sq ft) including a kitchen area and a WC.

There is parking to the rear of the site and a pair of former garages, blocked up to provide storage space.

SERVICES:

Mains electricity, water and drainage connected.

ENERGY PERFORMANCE:

The offices are asset rated at 85 within group D. Further information is available from the agent.

BUSINESS RATES:

The offices are assessed at Rateable Value £6,400. Full business rates payable 2021/22 amount to £3,193.60. With small business rate relief the amount payable will be **£NIL**.

PRICE:

Offers for the **freehold** with vacant possession are invited in excess of **£200,000**, subject to contract.

VIEWING:

By appointment with the agents Derek Walker Chartered Surveyors **01225 448944**
gwalker@derekwalker.co.uk

NOTE:

Please visit www.derekwalker.com to view our privacy policy.

We have not tested any equipment or services. Applicants should arrange for their own investigations into working order or suitability. Those wishing to inspect are advised to check availability in advance, particularly if travelling from a distance.

