



Chartered Surveyors

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102 MOUNT ROAD

BATH



FREEHOLD FOR SALE

**GROUND FLOOR SHOP & BASEMENT WITH A 3 BED
MAISONETTE ABOVE & 1 BED FLAT TO THE REAR**

**SITUATED IN A POPULAR SHOPPING PARADE ABOUT 2
MILES TO THE SOUTH WEST OF BATH CITY CENTRE**

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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.

102 Mount Road, Bath BA2 1LN

ACCOMMODATION:

The approximate dimensions and areas are as follows:

Ground Floor: Shop	Max Width	5.18m	
	Max Depth	9.94m	
	NET SALES AREA	46.27 sq m (498 sq ft)	
Basement:	Storage WC.	Net Area	41.05 sq m (442 sq ft)

There is a 1 Bedroom Flat comprising **Sitting Room/Kitchen, Bedroom and Shower Room** with access from the back of the property.

Maisonette: To the rear of the shop, with separate access from the rear, there is the following accommodation:

Sitting Room: 4.62m x 3.66m, Kitchen (to be fitted out) 3.92m max x 3.85m, WC.

Hallway and stairs to: First Floor landing, **Bedroom 4.52m x 3.06m, Bedroom 4.53m x 3.09m, Bedroom 2.07m x 3.63m, Bathroom 2.04m x 1.78m.**

SERVICES:

All mains services connected and in use. Gas fired central heating to flat and maisonette.

LOCAL TAXATION:

The shop is assessed for business rates at **Rateable Value £6,300** and the maisonette is within **Band B** for Council Tax purposes.

ENERGY PERFORMANCE:

The shop is asset rated at 39 in group B. The maisonette at 78 in group C and the flat at 74 , also in group C. Further information is available from the agent.

TENURE:

Freehold with vacant possession.

PRICE:

Offers are invited at **£475,000**, subject to contract.

VIEWING:

By appointment with the agent 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.