



**Chartered Surveyors**

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**FREEHOLD FOR SALE**  
**LOCK-UP OFFICE/RETAIL/THERAPIST UNIT**  
**216 sq ft (20m<sup>2</sup>) + DOUBLE LENGTH PARKING SPACE**



**43A UPPER BLOOMFIELD ROAD, BATH**

**FOR SALE AT £95,000**

**[www.derekwalker.com](http://www.derekwalker.com)**

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.

Upper Bloomfield Road is near the southern edge of Bath, just over 2 miles from the city centre. There are a number of shops at the Noad's Corner crossroads and along Upper Bloomfield Road. 43A is in a terrace of shops on the east side, set back with their own parking in front. There is also some parking on street.

43A has been for several years an electrical contractor's office and store, but could also suit a small retailer or therapist. (All these uses are now in the same category for planning purposes.)

The freehold includes the double length parking space immediately in front.

Internal dimensions are 2.55m x 7.87m. At the rear is a little kitchen space and WC, and a door to a small fenced back yard space: 3.43m x 2.6m.

The office has a solid floor. Heating is electric.

### **BUSINESS RATES**

**£Nil** for an occupier without other business premises (or £1,185.13 otherwise. Rateable Value is £2,375.)

### **PRICE**

**£95,000** for the freehold interest. (No VAT)

**EPC:** Energy Performance rated at 124 in Band "E".

### **VIEWING**

By prior appointment only, through the agents:  
Derek Walker, Chartered Surveyors.  
Ref: Hugh Warren, [hwarren@derekwalker.co.uk](mailto:hwarren@derekwalker.co.uk)

**NOTE:** We have not tested any equipment or services. Applicants should arrange for their own investigations into working order or suitability. Those travelling to inspect are advised to check availability in advance. To view our privacy policy please visit [www.derekwalker.com](http://www.derekwalker.com)

**43A Upper Bloomfield Road BA2 2RY**

