



**The Former Print Works**  
**Waterloo Road**  
**Radstock**  
**BA3 3EP**

**Industrial Units with yard areas & Offices**  
**4,755 Sq Ft (441.75 Sq M)**

- **Potential Investment**
- **Redevelopment potential subject to planning**
- **Conditional & unconditional offers invited**
- **Limited freehold stock available**
- **Generous yard/parking**

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## LOCATION

The site is located in the centre of Radstock abutting the Radstock Museum and approximately 9 miles South of Bath city centre.

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## DESCRIPTION

The property comprises a former printworks which includes tarmac car park areas front and rear and an interesting red brick Victorian tower.

The site benefits from two frontages, one to Old Bath Road and the other to Waterloo Road. Both access points provide an entrance to the car parking areas.

Historically, the site was previously used as a brewery and it is likely that the brick tower was used for the storage of grain and hops.

The industrial element adjoins the nearby museum and has a single loading opening onto the yard.

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## SERVICES

Prospective occupiers should make their own enquiries in respect of the state and condition of the services .

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## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice on a gross internal area basis:

	Sq Ft	Sq M
Warehouse	3,587	333.24
Workshop / Offices	1,168	108.50
Total	4,755	441.74

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## QUOTING PRICE / RENT

Guide Price £500,000 for the freehold. Conditional and unconditional offers are invited.

Alternatively, the property is available to rent at £45,000 per annum exclusive .

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## RATES

Prospective occupiers are advised to make their own enquiries in respect of the rates payable.

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## PLANNING

The units have previously been used as a Gym and for light industrial purposes with ancillary office areas. It is considered that there is potential for residential redevelopment subject to planning.

Prospective occupiers are advised to make their own enquiries regarding their intended use with Bath & North East Somerset Council.

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## EPC

EPC has been commissioned.

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## VAT

All figures quoted are exclusive of VAT

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## LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

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## TENURE

The premises are available on a Freehold or Leasehold basis.

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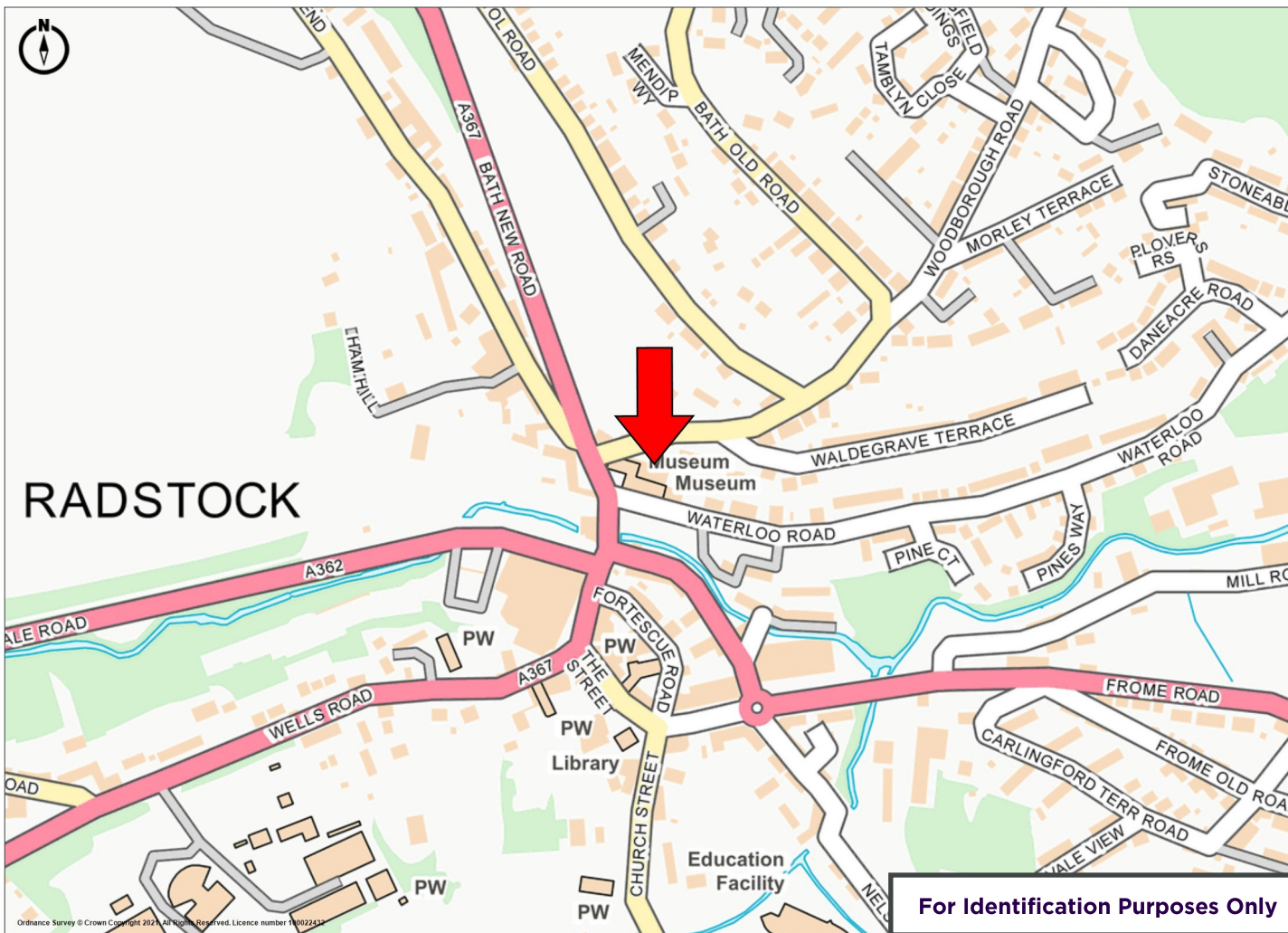
## VIEWINGS

Viewings are strictly by prior appointment with Carter Jonas and are to be undertaken in accordance with the Government Guidance in respect of Covid 19 Rules.



**SUBJECT TO CONTRACT**





## FURTHER INFORMATION

Should you require further information please contact:

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## IMPORTANT INFORMATION

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**Carter Jonas**