

FREEHOLD SITE FOR SALE

31a West Avenue, Oldfield Park, Bath, BA2 3QB

Carter Jonas

BEST BIDS DATE SET
12 NOON FRIDAY 12TH APRIL



VACANT POSSESSION

REDEVELOPMENT OPPORTUNITY / LIGHT INDUSTRIAL / STORAGE
(Subject to Planning)

PLANNING

The existing use is specific to the owners charity, Genesis Trust, for the 'Storage & Distribution of Furniture'. They have explored redevelopment of the property into two separate residential dwellings. It is considered that this development may be acceptable subject to planning and further work. The owners architects and planner may be prepared to provide background to seriously interested parties.

Alternatively the property might suit storage, light industrial or other uses, subject to planning.



LOCATION

Bath is a city of international repute, located approximately 100 miles west of London and 13 miles east of Bristol. Bath is served by excellent transport links, including frequent train services to Bristol Temple Meads and London Paddington. The closest station to the property is Oldfield park station, which is 0.2 miles away. Oldfield Park is a predominantly residential area to the south of Bath City Centre.

The property is located within Oldfield Park, a vibrant residential suburb of Bath. 31a West Avenue sits at the end of a terrace close to the middle of the street. The premises are within a 5 minute walk of Linear Way park and the two Tunnels cycle path as well as being a short minute walk away from Moorland Road which is home to a number of retailers, some examples include The Oyster Shell, Sainsburys Local, Chemist, Francis DIY, Butchers, Gastro Pub, Fishmongers and Coop.

DESCRIPTION

The property is arranged over ground and first floors. The premises is currently provides office space along with warehouse and distribution facilities.

BATH

500,000

Catchment Population

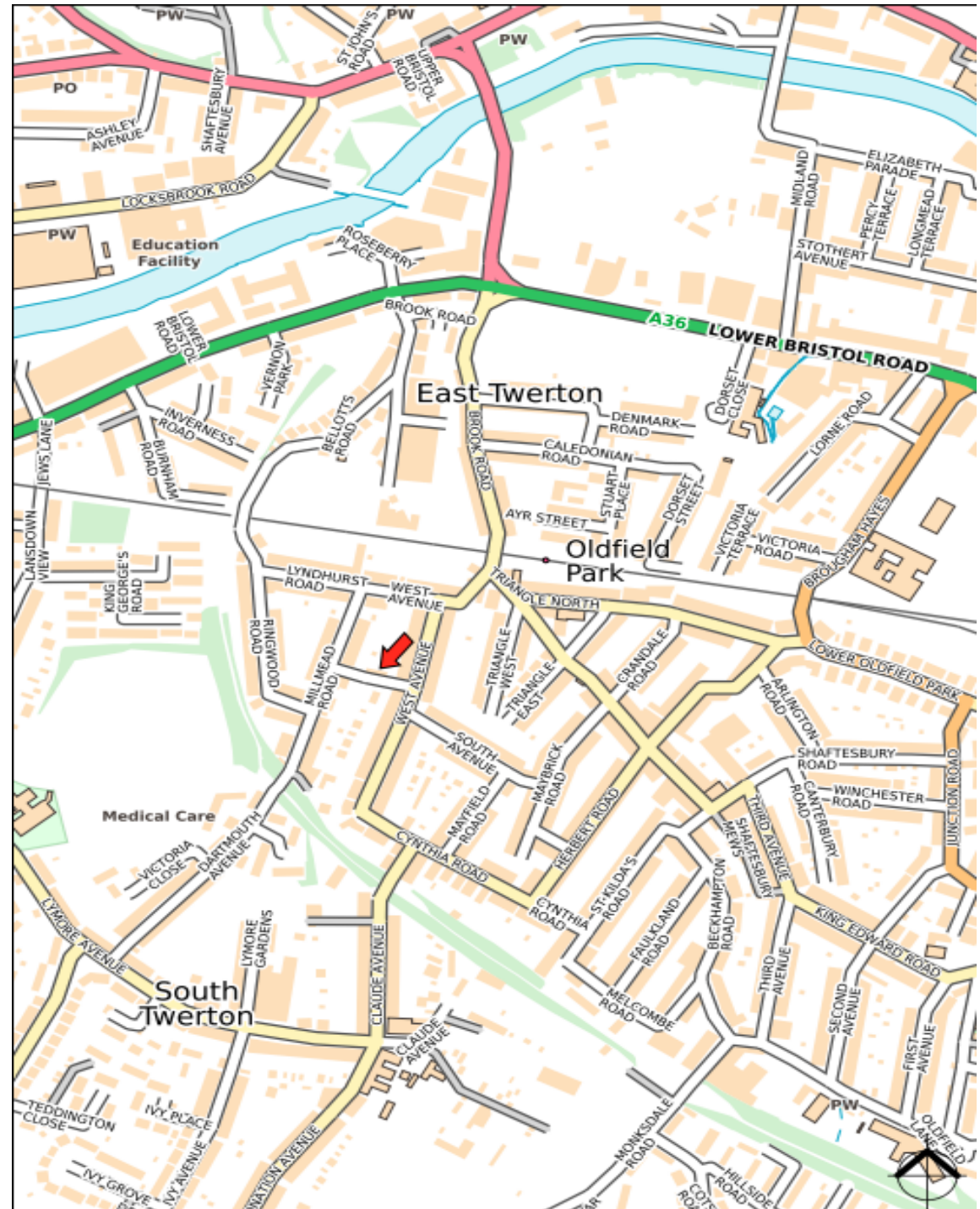
22,000

Student Population

250,000

Shopping Population

FOR IDENTIFICATION PURPOSES ONLY



TENURE & TENACY

Freehold sale.

31a West Avenue will be sold with vacant possession.

EPC

The EPC will be made available on application

LISTING

The property is not listed and not within the Bath Conservation Area.

PROPOSAL AND METHOD OF SALE

We are instructed to seek offers on:

£300,000

Best and Final Offers are invited by 12 noon
Friday 12th April.

Offers should clearly state the following:

- i) The identity of the party making the offer.
- ii) Confirmation and proof of funding demonstrating an ability to exchange and complete the purchase within a declared timescale.
- iii) Proposed timescale for exchange and completion.
- iv) Any conditions attached to the bid.
- v) Confirmation of solicitor's details.

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ACCOMMODATION

Property	M ²	Ft ²
Ground Floor	155.33	1,672
First Floor	103.5	1,114
Total	258.83	2,786



VIEWING & FURTHER INFORMATION

All viewings should be made through the sole agents Carter Jonas 01225 747260.

Philip Marshall

01225 747261 | 07767 623819
Philip.marshall@carterjonas.co.uk
5-6 Wood Street, Bath, BA1 2JQ

Maddie Pyles

01225 747258 | 07796 170450
Maddie.pyles@carterjonas.co.uk
5-6 Wood Street, Bath, BA1 2JQ

IMPORTANT INFORMATION

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