



Walcot Buildings, Bath, BA1

£65,000

Guide Price

Tenure: Leasehold, **Bedrooms:** 1

INVESTMENT OPPORTUNITY DESCRIPTION: The Grade II Listed property comprises A1/A2 accommodation over ground floor. The unit was recently renovated with kitchen, shower, WC and built in wardrobe. The property also benefits from good street frontage with an attractive bay window display. SITUATION

Key features:

- Kitchen
- Shower/WC
- Popular shopping parade
- 122 sq. ft / 11.3 square meters
- No Stamp Duty
- No Ground Rent
- No Service Charge
- No Business rate
- No Council tax
- Leasehold 999 years

Extra info:

- **Property Age:** 121 years
- **Council Tax:** Band A (£0.00 per-annum)
- **Double Glazing:** Part
- **Heating:** Electric
- **Parking:** None
- **Lease info:** 999 years remaining
- **Maintenance Company:** -



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SITUATION:

5 Walcot Building is an attractive period building located on the London Road, one of the areas readily accessible from the centre of Bath. The premises benefits from a mix of tourist and affluent local footfall with the street characterised by boutique-style independent retailers. Examples include art galleries, antiques, designer furniture shops and offices.

LOCATION:

The affluent Roman city of Bath is a popular commercial centre attracting a wide range of businesses as well as being a renowned retailing and tourism destination. It has a residential population of over 80,000 and annual visitors numbers exceeding 4 million.

Floor plan:

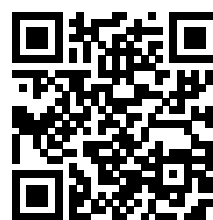
SHOP 5A WALCOT BLDGS BATH. BA1 6AD
TOTAL APPROX. FLOOR AREA 122 SQ.FT. (11.3 SQ.M.)

Energy Performance Certificate:

THIS PROPERTY DOES NOT REQUIRE AN EPC

MISREPRESENTATION ACT, 1967.

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