



135 HIGH STREET
Weston, Bath

Carter Jonas

135 HIGH STREET, WESTON, BATH, SOMERSET, BA1 4DF

- Bath City Centre 2 Miles
- M4 (J18) 8 Miles
- London (Paddington) from 90 minutes from Bath Spa)

Shop: Shop frontage and reception area • Store • Kitchen/prep area • Rear lobby to yard access

Maisonette: Self contained front door access to high street • Sitting room • Dining room • Kitchen • Three double bedrooms • Shower room • Separate loo

Rear yard with parking - access from Trafalgar Road

EPC rating C (commercial) F (residential)

COMMERCIAL

A long established business across the ground floor of the building with front and rear access with accounts available on request. The takeaway is assessed at rateable value £5,300. Ful rates payable 2022/23 amount to £2,644.70. If small business rate relief is available the amount payable will be £NIL.

RESIDENTIAL

A light and spacious first and second floor maisonette with self contained access via its own private front door from the high street. It is well presented and there is the potential, subject to the necessary consents to revert the building to a house, converting the ground floor back to residential usage.

Services: All mains services are connected. Maisonette is electric heating.

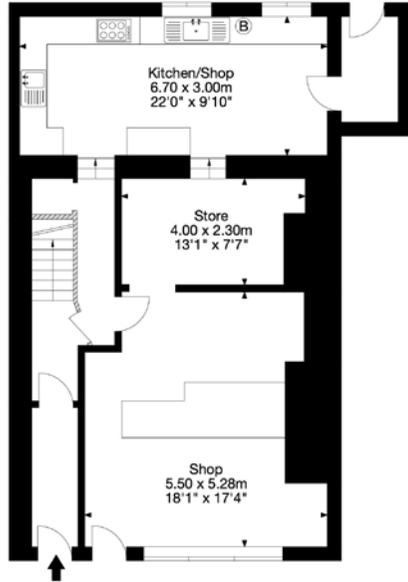
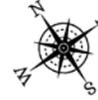
Planning: Mixed use business and residential usage. Grade II Listed.

Tenure: Freehold. Business and council tax rates apply.

OPPORTUNITY TO ACQUIRE A GRADE II LISTED FREEHOLD TERRACE PROPERTY ON WESTON HIGH STREET CURRENTLY FORMING A TAKEAWAY BUSINESS WITH A THREE BEDROOM MAISONETTE ABOVE AND YARD WITH PARKING TO THE REAR.



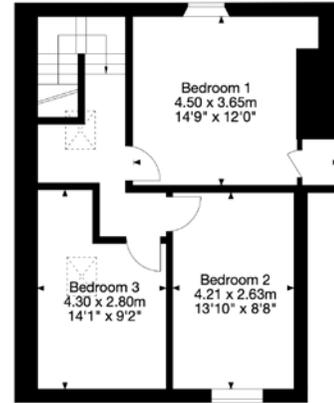
135 High Street, Weston, Bath BA1 4DF
 Gross Internal Area (Approx.)
 Main House = 195 sq m / 2,098 sq ft



Ground Floor



First Floor



Second Floor

Capture Property Marketing 2023. Drawn to RICS guidelines. All measurements are approximate and should not be relied on as a statement of fact. Plan is for illustration purposes only, not drawn to scale.

Capture



Bath 01225 747250

bath@carterjonas.co.uk

5-6 Wood Street, Bath, BA1 2JQ

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
 INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.