



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.

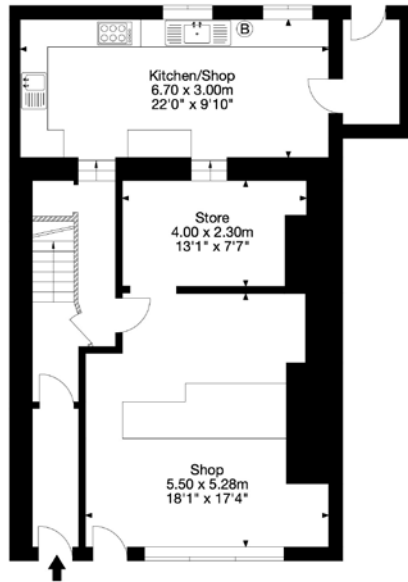
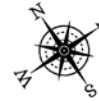
Planning: Mixed use business and residential usage. Grade II Listed.

Tenure: Freehold. Business and council tax rates apply.

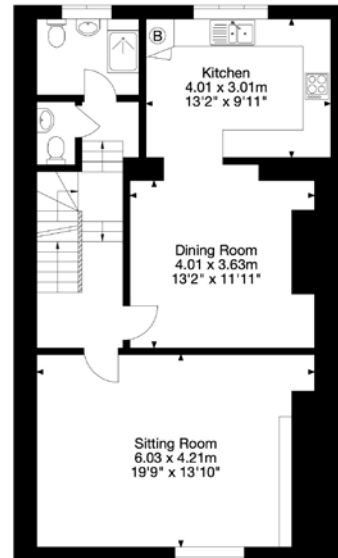
OPPORTUNITY TO ACQUIRE A GRADE II LISTED FREEHOLD TERRACE PROPERTY ON WESTON HIGH STREET CURRENTLY FORMING A TAKEAWAY BUSINESS WITH A THREE BEDROOM MAISONETTE ABOVE AND YARD WITH PARKING TO THE REAR.



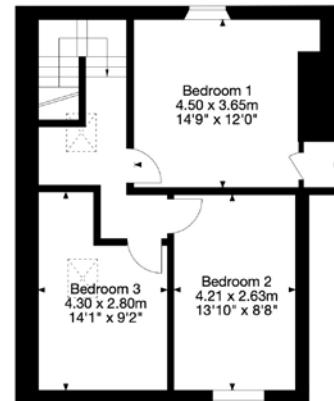
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Gross Internal Area (Approx.)
Main House = 195 sq m / 2,098 sq ft



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.



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