



Lyncombe Annex  
Widcombe  
Bath  
BA2 4PR

Light Industrial Workshop To Let  
Approximately 450.00 Sq M (4,844 Sq Ft)

- Light Industrial Unit
- Available On A New Full Repairing & Insuring Lease



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## LOCATION

The property is situated in a predominantly residential position between Holloway and St Marks Road just to the south of the main A36 through Bath city centre. Access to the property by car is not possible but delivery can be achieved nearby by either cul-de-sacs off St Marks Road or Holloway. St Marks Road has a turning area and is readily accessible from the A36, whilst Holloway is accessed from the A367. Bath Spa railway station is a short walk from the property, along with the city centre, with the bus station, other transport links and wider city centre facilities.

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## DESCRIPTION

The property comprises a former school building with accommodation arranged over ground and basement floors. Access is pedestrian only from the footpath linking Holloway and St Marks Road. To the front of the property there is a tarmaced area (formerly a playground) but to the side and rear of the property, whilst there is further land, this is all significantly overgrown. The basement has limited headroom and comprises a series of small and individual rooms whilst the ground floor has a mixture of small rooms with a large studio and two further reasonable size open studio spaces.

The property is in need of refurbishment by the incoming tenant.

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## TERMS

The property is available by way of a new full repairing and insuring Lease for a term of years to be agreed. A Schedule of Works is available upon request detailing what refurbishment works an incoming tenant would be required to carry out.

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## ACCOMMODATION

The premises extend to the following approximate floor areas:

ACCOMMODATION	Sq M	Sq Ft
Basement	189.00	2,035
Ground Floor	261.00	2,809
TOTAL	450.00	4,844

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## RENTAL

Rental offers are invited for a new Lease.

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## RATEABLE VALUE

Rateable Value: £11,500

Rates Payable (2017/2018): £5,508.50

This is an estimate only and takes no account of possible transitional adjustment.

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## ENERGY PERFORMANCE CERTIFICATE

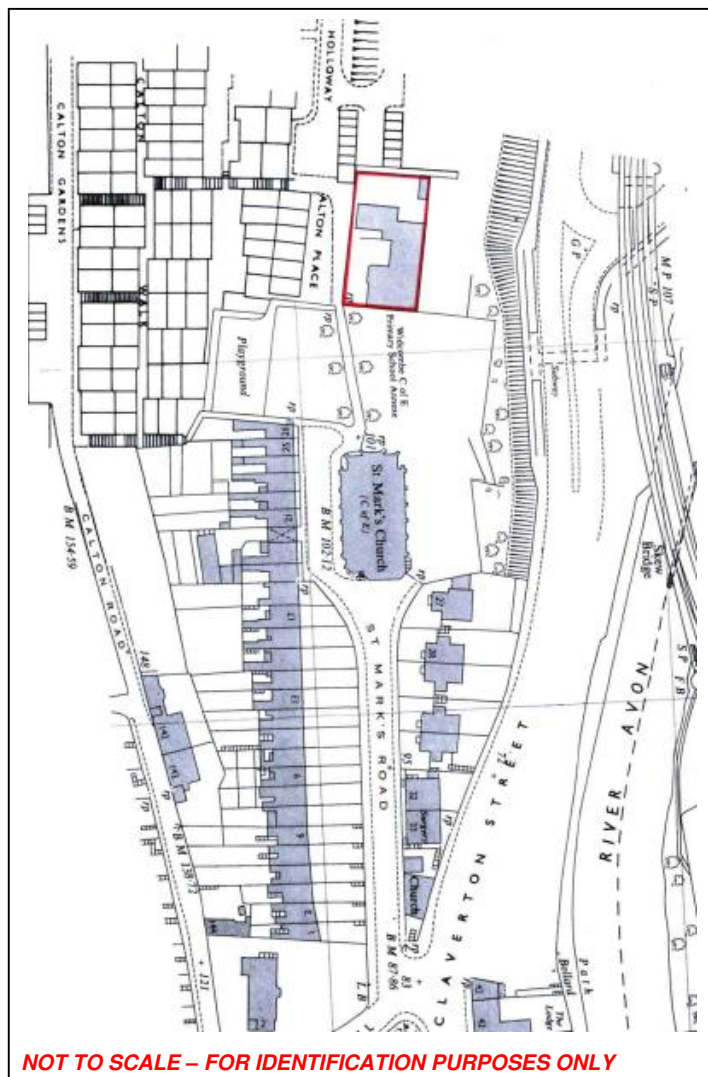
The property has been assessed as having an EPC rating of 152 (G) but this will need improvement by the incoming tenant.

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## VAT

Figures are exclusive of VAT, if applicable.

SUBJECT TO CONTRACT



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#### IMPORTANT INFORMATION

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