



7, 7A & 9 CROWN HILL
Bath

Carter Jonas

7, 7A & 9 CROWN HILL, BATH, SOMERSET, BA1 4BP

A MIXED-USE BUILDING IN WESTON WITH GROUND FLOOR COMMERCIAL SPACE SPLIT INTO TWO UNITS AND A THREE BEDROOM MAISONETTE.

ACCOMMODATION

Two commercial spaces each with W.C
Three bedroom maisonette: Entrance hall • Sitting room • Balcony • Kitchen/Breakfast room • W.C • Three bedrooms • Bathroom

DESCRIPTION

First time on the market is this substantial mixed-use commercial/residential building in the sought after area of Weston in Bath. The ground floor is split into two commercial units, one currently used as a pottery on a short lease. The other unit is vacant. Both have front and rear access, power, water and W.C facilities.

Accessed from an external stair to the rear of the building and sitting above both commercial units is the large three bedroom residential maisonette, with sitting room, kitchen/breakfast room, cloakroom and bathroom.

To be sold with no onward chain and vacant possession, pottery tenant could remain on new terms should buyer wish.

Courtyard to the rear, entrance to commercial spaces to the front, residential apartment accessed through a gated alleyway and stairs to the rear.

SITUATION

The property is well placed - within Weston village, whilst also still only walking distance to Bath city centre. Weston provides a host of local shops including a supermarket, village pub and Post Office. It is within walking distance of The Royal United Hospital and near to good local schools along with Royal High School, Kingswood, King Edward's pre-prep, St Mary's, Newbridge and Weston All Saints primary schools.



The city centre is a short walk away through the famous Royal Victoria Park which would take approximately 25 minutes.

Beautiful countryside walks through adjacent National Trust land and the latter section of the Cotswold Way are on the doorstep, with access to the northern slopes of Bath where stunning countryside views can be enjoyed. The World Heritage City of Bath offers a vast array of cultural, sporting, leisure and shopping facilities including some excellent restaurants, The Theatre Royal, Bath Abbey and Thermae Bath Spa and The Roman Baths. Bath Spa Railway Station provides high speed links to London Paddington (approx. 90 mins), Bristol Temple Meads (approx. 20 mins) and The West Country rail network. The M4 motorway is easily accessed via Junction 18 (Tormarton) with routes through to London, Bristol and onwards; this journey takes approx. 20 mins.

ADDITIONAL INFORMATION

Tenure: Freehold

Planning: The property is mixed use.

Services: All mains services are connected.

Local Authority: Bath and North East Somerset Council.

Council Tax: Band C for the maisonette.

Residential EPC: Band D

Commercial EPC: Band C

Viewing: Strictly by appointment with Carter Jonas.





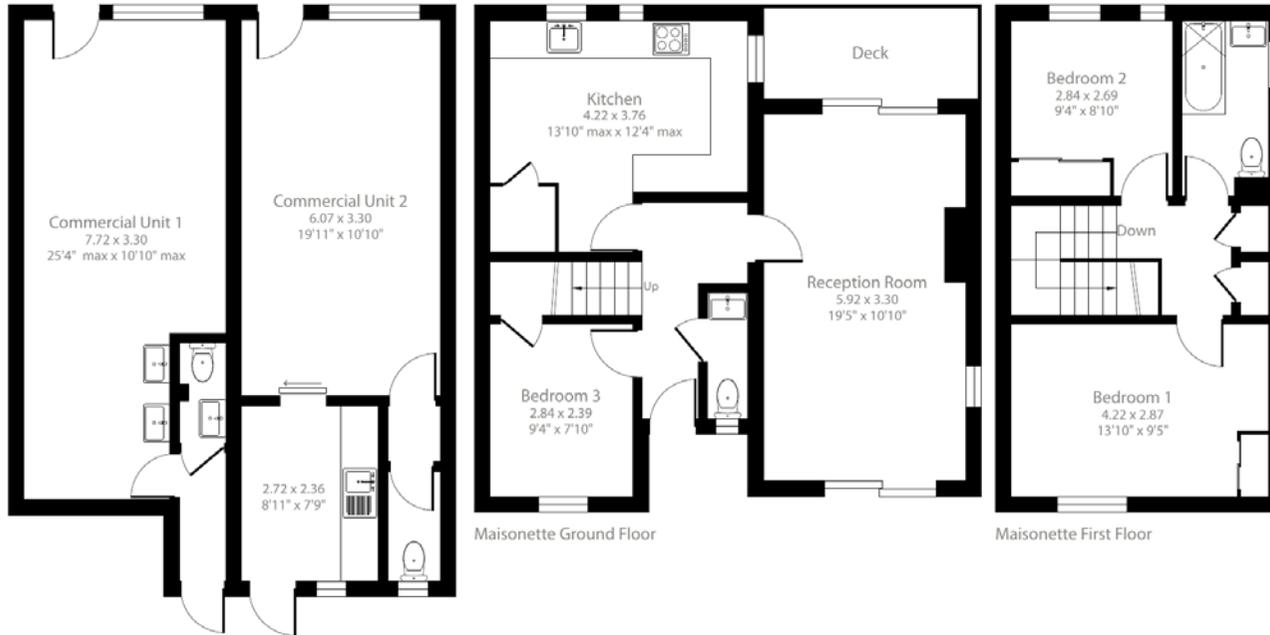
Crown Hill, Bath, BA1

Maisonette = 899 sq ft / 83.5 sq m

Commercial Units = 605 sq ft / 56.2 sq m

Total = 1504 sq ft / 139.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Carter-Jonas. REF: 1192129



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