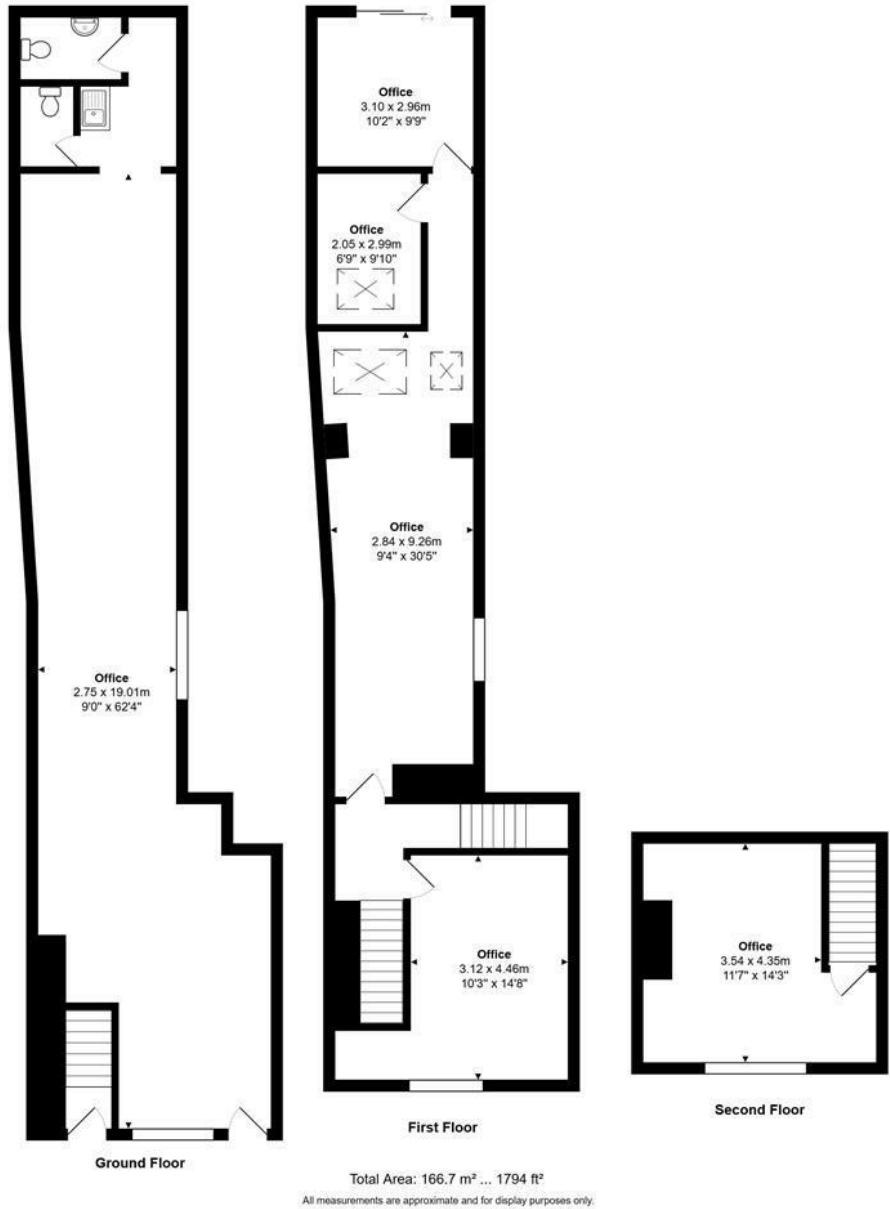


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



www.daviesandway.com

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.

DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.

1 High Street, Keynsham, Bristol, BS31 1DP
Tel: 0117 9863681 email: keynsham@daviesandway.com

21 High Street, Keynsham, Bristol, BS31 1DP



Asking Price £240,000

A ground floor shop with separate office accommodation arranged over two floors located between the Parish Church and Charlton Road and located amongst a number of private retailers and multiples.



21 High Street, Keynsham, Bristol, BS31 1DP

The Ground floor has a gross floor area of 59.7m2 (642 sq ft) with tea point and toilet.

The First floor comprises 4 separate spaces as below:

- 2.05m x 2.99m (6' 9" x 9' 10") (66 sq ft)
- 2.84m x 9.26m (9' 4" x 30' 5") (282 sq ft)
- 3.12m x 4.46m (10' 3" x 14' 8") (Floor area 150 sq ft)

Second Floor

3.54m x 4.35m (14' 3" x 11' 7") (Floor area 166 sq ft)

Tenure

Freehold

Services

All mains are connected and there is a Vaillant gas fired boiler which runs the heating.

Outgoings

Rateable Value £9,700

Viewing

All viewings to be arranged via the Agent

Planning

The last use was Class E (Office Space)

Local Authority

Bath & North East Somerset Council

