

In partnership with



## 3 High Street

Midsomer Norton, Radstock, BA3 2LE

### Former Bank Premises

**5,202 sq ft**  
(483.28 sq m)

- Attractive building suitable for a variety of uses
- Freehold
- Large secure car park to the rear
- All interest to be logged via Offr. Please scan the QR code to register.

## Summary

Available Size	5,202 sq ft
Price	Offers in excess of £325,000
Rates Payable	£10,354.25 per annum
Rateable Value	£20,750
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Location

Midsomer Norton is a market town approximately 10 miles south east of Bath and around 16 miles south west of Bristol, with a population of approximately 13,758 (2021). The town forms part of the Somerset and Bath & North East Somerset (B&NES) administrative area and is a vibrant commercial hub for the surrounding rural communities nearby. The town boasts a traditional high street, where the main retail pitch is centred around Sainsburys, with a mix of national retailers, independent shops, cafes, and the local weekly market. The subject property is situated to the western end of the High Street.

## Description

The property is a semi-detached, purpose built bank arranged over ground, first and second floors. The internal accommodation comprises a large banking hall with consulting rooms, staff office and strong rooms and WC facilities to the ground floor. The first floor provides staff room and offices/stores, and there is further store rooms, plant room and a WC to the second floor. Externally, the property benefits from a large, surfaced, secure car park to the rear with space to park approximately 16 cars.

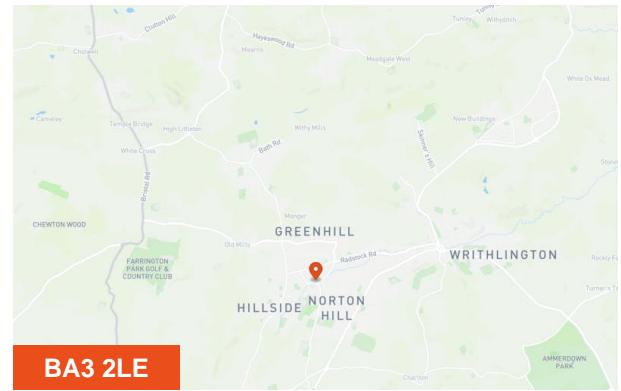
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Sales	2,008	186.55	Available
Ground - Ancillary	1,247	115.85	Available
1st - Ancillary	1,083	100.61	Available
2nd - Ancillary	864	80.27	Available
<b>Total</b>	<b>5,202</b>	<b>483.28</b>	

## Anti-Money Laundering

In accordance with current Anti-Money Laundering (AML) regulations, the purchaser will be required to satisfy the vendor and their agents regarding the source of funds used in order to complete the transaction.



## Viewing & Further Information

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