





📍 2 Claremont Terrace, Bath, BA1 6EH

🔗 Auction Guide £150,000

- For Sale by Online Auction
- Thursday 10th July 2025
- Lot 01
- Guide Price £150,000+

🚶 Leasehold

🏠 EPC Rating G





LOT 01  
FOR SALE BY ONLINE AUCTION  
THURSDAY 10th JULY 2025  
GUIDE PRICE £150,000+

Mixed use investment opportunity in need of modernisation. Popular location with lovely views to the rear. Could be separated.

The accommodation comprises on the ground floor; former café about 23.18m<sup>2</sup>. Separate entrance hall (also used by No 3) leading to the maisonette which comprises landing, lounge, kitchen, bathroom and a bedroom on the second floor. There is gas heating.

At the rear and accessed via the café is a decked rear garden. On street parking is available nearby.

The property is on a 900 year lease commencing 1829, the second floor does extend over the adjoining property. The neighbouring property has the use of the basement.

What3Words: bless.atoms.behind

#### **Situation & Description**

Mixed use investment opportunity in need of modernisation. Popular location with lovely views to the rear. Could be separated.

Located in a popular residential area and with a good range of shops and amenities in the immediate vicinity.

Bath City centre is easily accessible as is the mainline railway station, providing excellent access to Bristol Temple Meads and London Paddington. Bath offers a wide variety of employment opportunities as well as a large selection of leisure, shopping and entertainment facilities.

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#### **Viewings**

To arrange a viewing, contact: Corsham Office on 01249 712039

There will be numerous pre-arranged open house viewing slots lasting for 30 minutes and you can book in by contacting the Auctioneers.

If you have any concerns with viewings, please contact the relevant Strakers office and we would be happy to discuss them with you and hopefully put you at ease.





Total area: approx. 66.7 sq. metres (718.5 sq. feet)

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