



**Tenure**  
Freehold.

**Location**  
Keynsham lies on the River Avon, midway between Bristol and Bath on the A4 trunk road. The town is a popular retail centre as well as acting as a dormitory town to both Bath, 7 miles to the south-east, and Bristol, 5 miles to the north-west. The property is located to the west of High Street, towards its junction with Charlton Road, some 290 metres from Keynsham Rail Station and within easy access to the A4174. Occupiers close by include Co-operative Funeralcare (adjacent), HSBC Bank, TSB Bank and Boots Opticians (both opposite), Boots Chemist and Greggs, amongst many others.

**Description**  
The property is arranged on ground and one upper floor to provide a former ground floor banking hall with ancillary space to the rear, and former office accommodation above with the ability to be self-contained.

The property provides the following accommodation and dimensions:

<b>Ground Floor</b>	<b>207.90 sq m</b>	<b>(2,238 sq ft)</b>
<b>First Floor</b>	<b>79.55 sq m</b>	<b>(856 sq ft)</b>
<b>Total</b>	<b>287.45 sq m</b>	<b>(3,094 sq ft)</b>

**Tenancy**  
The entire property is to be offered VACANT.

**Buyer's Fee**  
Please note the successful buyer will be required to pay the Auctioneers a buyer's fee of £900 inclusive of VAT upon exchange of sale memoranda.

**Planning (1)**  
Part of the property may lend itself to residential conversion subject to obtaining all the necessary consents. For more information, buyers are referred to Keynsham Town Council ([www.keynsham-tc.gov.uk](http://www.keynsham-tc.gov.uk)).

**VAT**  
VAT is not applicable to this lot.

**Documents**  
The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

**Energy Performance Certificate**  
For EPC Rating please see website.

**Viewings**  
There will be a single block viewing held prior to the auction. If you would like to attend you must register with us in advance no later than 12 noon on Wednesday 23rd January. Please email [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk) with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 65 Keynsham**.

## Keynsham

### 26 High Street

### Avon

### BS31 1DZ

- **Freehold Vacant Former Bank**
- Well located on busy High Street
- Comprising a total of 287.45 sq m (3,094 sq ft)
- Close to Keynsham Rail Station
- Providing an added value opportunity (1)
- No VAT applicable

## Vacant

**On the Instructions of a Major UK Bank**

