

INVESTMENT SALE (MAY SUIT OWNER OCCUPIERS)

Ground Floor and Basement - Unit 2b, York Street | Bath | BA1 1NG



Rare opportunity to purchase a prominent building in Bath City Centre



- **765 sq ft** (71.06 sq m)
- Freehold, with first floor flat sold on LLH
- Close proximity to Bath Abbey, Roman Baths and Pulteney Bridge
- Suitable for a variety of uses within Class E
- Potential of vacant possession due to short period to expiry.

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LOCATION

The property is prominently situated on York Street, a key through route in Bath city centre. This highly accessible location places the property within easy walking distance of the city's core retail, business and leisure amenities, including The Roman Baths, Stall Street, SouthGate Shopping Centre, Bath Spa Railway Station and The Recreation Ground

The surrounding area is a vibrant mix of commercial and residential uses, with a range of independent shops, cafés and professional services. On the street itself occupiers include Bath Bagel Co, Sleigh Magic Bar, The Real Italian Ice Cream Company, Beaux Arts, Topping & Co Booksellers and The Abbey Hotel.



DESCRIPTION

The investment forms part of an attractive period building constructed of traditional Bath stone. It is arranged with commercial accommodation over the ground floor and basement. The first floor provides residential accommodation held on a separate title.

The property sits in the Bath Conservation Area and is Grade II listed.

TITLE

Freehold absolute (Title number AV189178) subject to a 999 year long leasehold interest in respect of the first floor flat, granted 25/03/2004



TENANCY

Residue of a 10-year effective FRI lease to Amplifon Limited at a passing rent of £24,000 PAX which is due to expire on the 26th July 2027. The lease is within the security of tenure provisions of the L&T Act 1954.

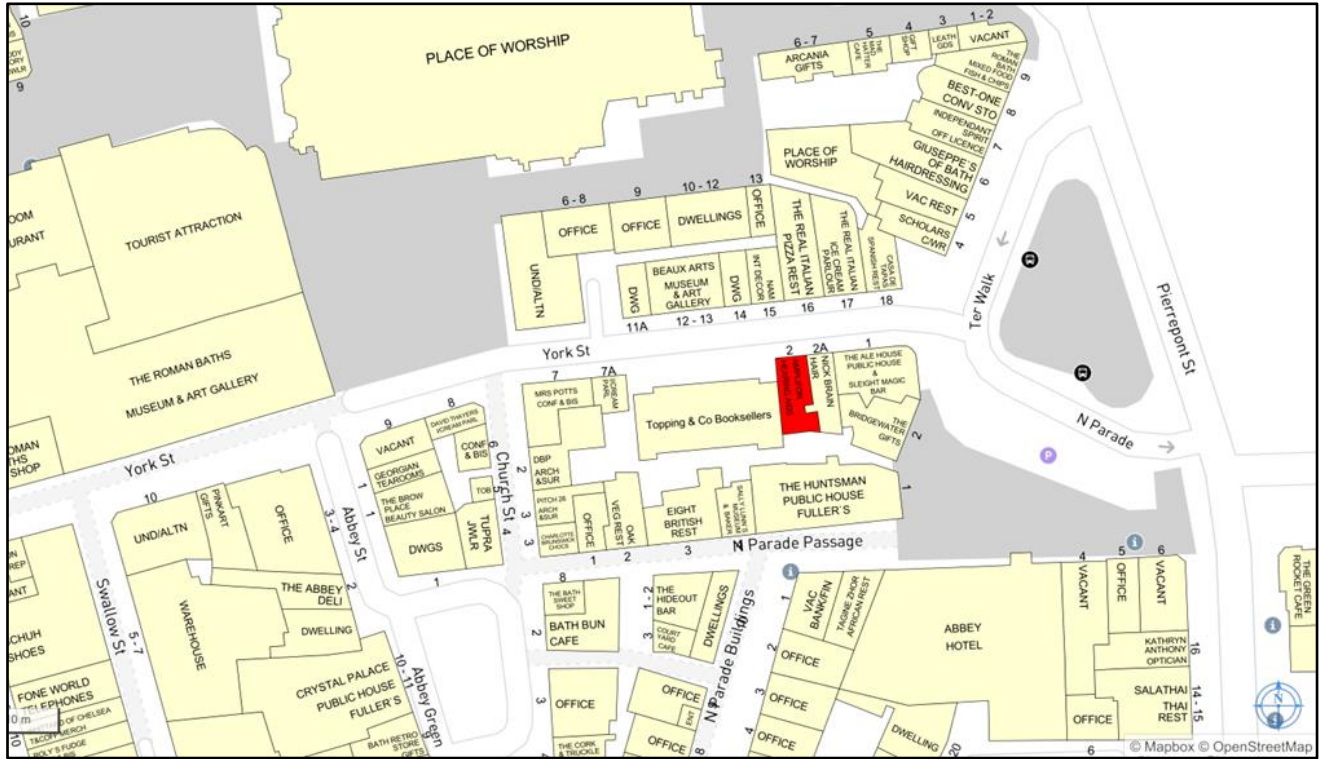
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ACCOMMODATION

The accommodation comprises the following areas:

Floor	Sq Ft	Sq M
Ground	336	31.2
Basement	429	39.85
TOTAL	765	71.06

EPC

A copy of the EPC is available upon request.

VAT

We understand the property is elected for VAT and it is anticipated the site will be treated as a Transfer of Going Concern (TOGC).

ANTI-MONEY LAUNDERING

In accordance with the current Anti Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.

PROPOSAL

Offers are sought in excess of **£275,000** (subject to contract and exclusive of VAT). This represents an attractive net initial yield of 8.47% and a capital value of £359 per square foot.

ENQUIRIES

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