

FOR SALE - Freehold with Residential Potential (STTP)

## 6 - 8 Cotterell Court

Monmouth Place | Bath | BA1 2NP



### Opportunity to purchase a prominent building in Bath City Centre

- **2,504 sq ft** (232.63 sq m) GIA
- **Freehold**, offered with full **vacant possession**
- **Former use as a Printworks**
- **South-facing private rear courtyard**
- Suitable for a variety of commercial uses within **Class E**, or conversion to residential subject to planning permission

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### LOCATION

The property is **prominently** situated on Cotterell Court which is essentially Monmouth Place, a key arterial route on the **western edge of 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 **Kingsmead Square, SouthGate Shopping Centre** and **Bath Spa Railway Station**.

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 **The Bath Distillery, The Old New Inn Bar & Kitchen, The Scallop Shell** restaurant, Davies of Bath Decorating Centre and **The Yard Boutique Hotel**.

### DESCRIPTION

An **attractive period building** constructed of traditional **Bath stone**. The property is arranged over three floors, formerly used as a commercial workspace (Colorworks). The ground and first floors provide **open-plan accommodation**, while the second floor offers additional **office/studio space**, together with a kitchen and two WCs. To the rear, the property benefits from a **south-facing private courtyard**. The property sits within **Bath Conservation Area** but crucially, is **not a listed building**.



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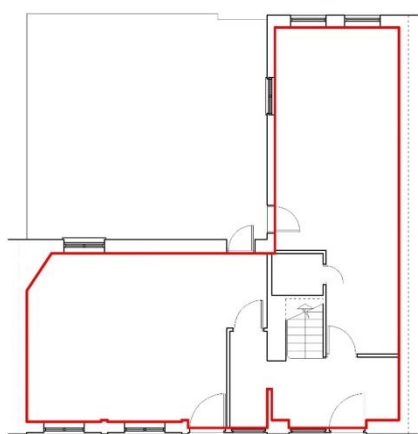
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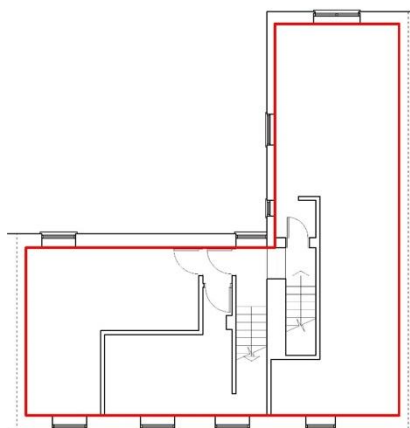
### Accommodation

The accommodation comprises the following approximate GIA areas:

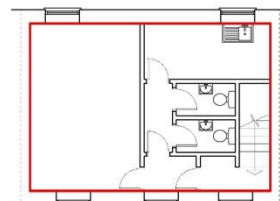
Floor	Sq Ft	Sq M
Ground	938	87.14
First	1,093	101.54
Second	473	43.94
<b>TOTAL</b>	<b>2,504</b>	<b>232.62</b>



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

### Terms

Freehold.

### VAT

We understand the property is **not** elected for VAT.

### EPC

The building has an EPC rating of D (95) – a copy of the certificate is available on request.

### 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.

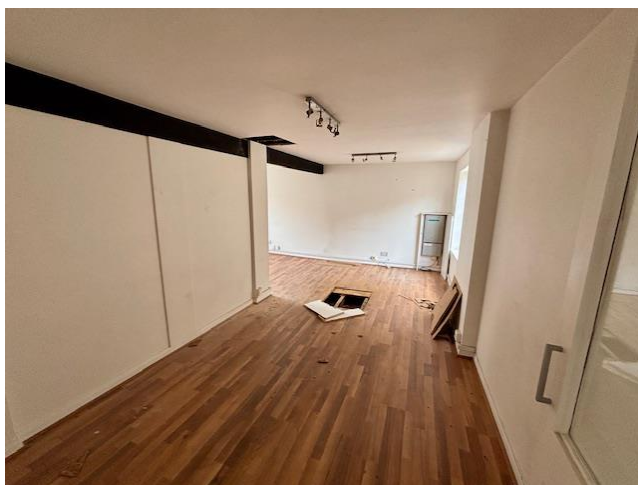
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### PROPOSAL

Offers are sought in excess of **£450,000** (subject to contract and exclusive of VAT), representing a **cap value of circa £180 per sq ft.**

#### ENQUIRIES

**Richard Saunders**

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