





RETAIL / OFFICE UNIT FOR SALE

LOCATION

Bath is a city renowned for its attractive architecture, unique retail offering & world heritage status. Bath and North-East Somerset has a residential population of 195,600 and annual visitor numbers exceeding 6 million, according to the last Visitor Impact Report 2018. Bath is served by excellent transport infrastructure, junction 18 of the M4 being just 10 miles to the north via the A46. Train journeys to Bristol are just 12 minutes, with travel to London Paddington approximately 1 hour 20 minutes.

SITUATION

St. James's Parade is situated in Bath city centre. The immediate locality provides a range of occupiers, both national and independent, including The Forum Coffee House, McDonalds, Swinton Insurance and Morrisons. Southgate Shopping Centre is also in close proximity, which is home to many well-known retailers such as ZARA, Marks & Spencer's and Pizza Express, and benefits from an 876 space multi-story car park below. The bus station and Bath Spa railway station are approximately 5 minute walk from the property.

DESCRIPTION

The property comprises a ground floor lock-up business unit (Class E) situated over ground and basement floors. The ground floor provides largely open plan sales area in a broadly L shape and the two large glazed windows overlooking St James Parade allow good levels of natural light into the sales area. To the rear is a single pedestrian access from the shop to the common lobby and access via stairs down to basement treatment rooms and ancillary storage.

ACCOMMODATION

We have measured the accommodation to comprise the following approximate net internal areas in accordance with the RICS Measurement Statement (2nd Ed)

Ground Floor	51.75 Sq M	557 Sq Ft
Basement	36.60 Sq M	394 Sq Ft
Total	88.35 Sq M	951 Sq Ft





TENURE

The property is held on the residue of a 999-year lease from 1 January 1988 at a ground rent of £10 per annum payable on the 1 January each year. (Title No. ST317949)

PRICE

We are instructed to quote a guide price of £330,000 for the long leasehold interest, exclusive of VAT.

ANTI-MONEY LAUNDERING

The purchaser will be required to provide identity documentation to comply with UK Anti-Money laundering legislation at the point of agreeing heads of terms.

VAT

VAT is applicable at the prevailing rate.

LEGAL COSTS

Each party to bear their own costs.

FURTHER INFORMATION

For further information or to arrange a viewing please contact the sole agents at CSquared,

Maddie Pyles

M 07950 765672

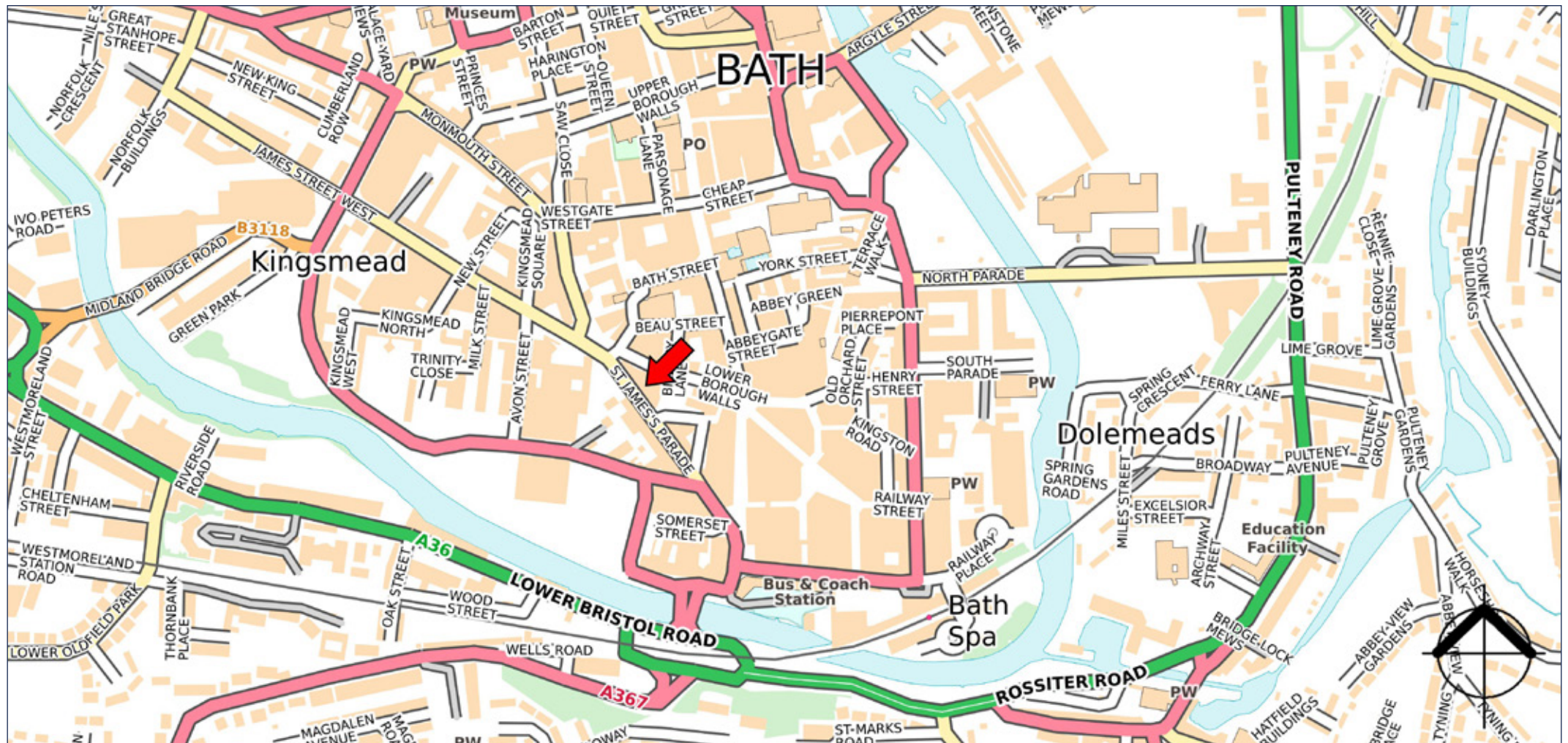
E maddie.pyles@cs-re.co.uk

Nathan Clark

M 07983 460 230

E nathan.clark@cs-re.co.uk





82 Walcot Street
Bath, BA1 5BD
t 01225 432789
e info@cs-re.co.uk

www.cs-re.co.uk

Important notice: These Particulars do not constitute an offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and purchasers must satisfy themselves as to their accuracy. No person representing CSquared has any authority to make representation or warranty whatever in respect of the property. All measurements are approximate. Under the Finance Acts 1989 & 1997, VAT may be levied on the rent or sale price.

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