





FREEHOLD FOR SALE

Mixed-use property

- Attractive Grade II Listed Building
- Centrally Located
- Vacant Possession
- Development Potential
Subject to Planning
- Guide £700,000 excl VAT

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 193,400 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.

13 St James Parade, Bath, BA1 1UL

DESCRIPTION

The property comprises an attractive mid-terraced 5 storey Georgian property located on the southern side of St James Parade. The premises are Grade II listed with Bath stone elevations under a slate tile roof.

Internally the property comprises ground floor retail accommodation with ancillary storage on the lower ground floor, which has most recently been let to a funeral director. The ground floor benefits from good levels of natural light with a glazed frontage onto St James Parade and windows at the rear. The upper floors are accessed from the original staircase towards the rear of the property.

The property benefits from a private large car park (approx. 10 spaces) and garage at the rear of the property which is accessed from Corn Street. There is a pedestrian right of access for emergency use over the rear car park in favour of The Mission Theatre.

The upper floors present an opportunity for development, subject to planning, and are currently in need of complete refurbishment.





ACCOMMODATION

Floor	NIA	GIA
Lower Ground	729 Sq Ft	-
Ground	459 Sq Ft	-
First	-	635 Sq Ft
Second	-	635 Sq Ft
Third	-	592 Sq Ft
Garage	-	520 Sq Ft
Total	1,188 Sq Ft	2,382 Sq Ft

Measured in accordance with RICS Property Measurement Statement (2nd Ed.)

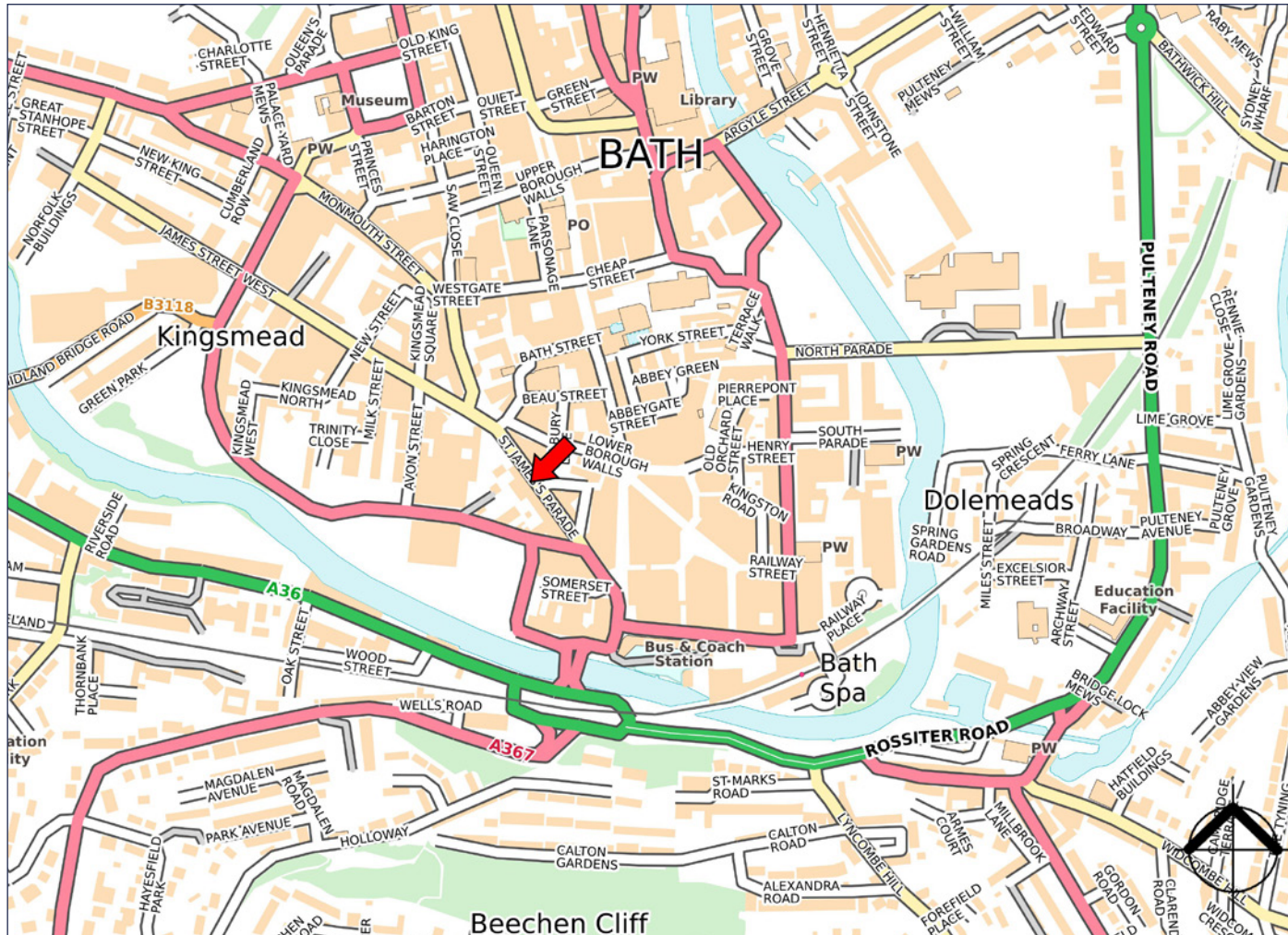
TENURE

Freehold – Title No. AV7597

PROPOSAL

We are instructed to quote a guide price of £700,000 for the freehold interest, excl. VAT.





EPC

An EPC had been commissioned and will be made available to interested parties.

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,

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