





# FREEHOLD FOR SALE

## Ground & Basement Retail Investment

### LOCATION

Located in the historic City of Bath is located 110 miles west of London and 12 miles east of Bristol. The city is serviced by the A36 and A4 roads and is linked to junction 18 of the M4. Bath is a popular tourist and commercial destination. Additionally, Bath Spa train station connects to Bristol Temple Meads and London Paddington, the latter having a journey time of 1 hour. Rich in its heritage, Bath attracts visitors in excess of 6.25 million each year with strong historic attractions and a retail offering.

### SITUATION

Terrace Walk is centrally located within Bath's historic city centre, positioned between Grand Parade and North Parade. The street is pedestrianised and enjoys elevated views across the Recreation Ground and the River Avon.

The property lies within close proximity to the city's prime retail pitches and the SouthGate shopping district, together with a wide range of cafés, restaurants and hotels. Convenient public parking is available within a short walk at Manvers Street Car Park. Bath Spa railway station and the adjoining bus station are approximately a 2-minute walk to the south, providing direct regional and national rail services.

### DESCRIPTION

The subject property comprises a 4 storey Grade II Listed mid-terraced Georgian building constructed of Bath ashlar stone with a prominent retail frontage to Terrace Walk. The ground and basement floors consist of retail and ancillary accommodation, currently let and incoming producing, with the upper floors comprising 2No. self-contained flats which have been sold off on long leases, subject to peppercorn ground rents.

### OCCUPATIONAL LEASES

The property is let to two individuals t/a Giuseppe's of Bath for a term of 15 years from 7 May 2024, expiring on 6 May 2039. The lease is drafted on an effective full repairing terms via a service charge and contains tenant only break clauses on the 5th and 10th anniversary of the lease. The current rent is £19,000 per annum. The Lease is granted inside the security of tenure provisions of the LTA 1954 (Part II).

Area	Tenant	LTA 1954	Rent (£/annum)	Term Length	Term Start date	Term Expiry date	Tenant Break Option
Basement / Ground floor	Two individuals t/a Giuseppe's of Bath	Included	£19,000	15 Years	07/05/2024	06/05/2039	07/05/2029 07/05/2034

### ACCOMMODATION

Total	Size (m2)	Size (Sq Ft)
Basement – Retail / Storage	46.45	500
Ground Floor - Retail	45.43	489
<b>Total</b>	<b>91.88</b>	<b>989</b>

We have measured the accommodation to comprise the following approximate net internal areas in accordance with the RICS Measurement Statement (6th Ed).





## EPC

96 D - Certificate number 3987-0673-7096-8429-4155

## VAT

VAT is not applicable.

## PROPOSAL

Guide price of £250,000 for the freehold interest, excl. VAT.

## LEGAL COST

Each party is to be responsible for their own legal and professional fees incurred in any transaction

## FURTHER INFORMATION

For further details or to request a viewing please contact the sole agents, CSquared.

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