

MIXED USE FREEHOLD INVESTMENT - FULLY LET

8–10 St James Parade, Bath, BA1 1UL



- Freehold and fully let mixed use investment comprising two commercial units, a studio apartment and a car park.
- Occupying a prime position on St James Parade in the heart of Bath
- Long unexpired terms on the commercial leases
- Studio Flat in sought after area
- Potential to increase income from retail, car park and residential elements
- Quoting price £1,100,000



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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COOK**
0117 934 9977

LOCATION

Bath is located approximately 13 miles south east of Bristol, 14 miles south west of Chippenham and 19 miles north east of Shepton Mallet. The national motorway network is accessed at junction 18 of the M4 and provides good routes to the South West, South Wales and West Midlands. Bath Spa Railway Station is located within Bath city centre (2 miles away) and provides regular services to London Paddington with a fastest journey time of 1 hours 21 minutes and to Bristol Temple Meads in 12 minutes.

St James Parade is situated in the heart of Bath, close to the rail station and in a high footfall shopping area.

DESCRIPTION

The property comprises three attractive mid-terrace period buildings with stone elevations, arranged over lower ground, ground, first and second floors. The lower ground floors and ground floors comprise two self-contained retail units with rear access for loading from the car park which is accessed from Corn Street at the rear. The upper floors comprise residential flats, all of which have been sold off on 999 year long leases, except a studio apartment at first floor level which is retained and let out on an AST.

To the rear is a large 10 space car park of which 6 spaces are owned. There is an annual licence fee payable to Bath City Council for access rights to the car park.

ACCOMMODATION

The two retail units provide the following net internal areas

Ground Floor No. 8-9	1712	159.09
Lower Ground Floor No. 8-9	1668	155.04
Ground Floor No 10	702	65.20
Lower Ground Floor No 10	483	44.84
Total	4,565	424.17

The residential studio flat has not been measured.

TENURE

The property is held Freehold. There is an annual service charge for the maintenance and repair of the common internal and external parts of the property. Full details available by request.

EPC

Retail - No. 8-9	C (61)
Retail - No. 10	B (46)
First Floor Studio Flat	D (66)





TENACIES

The property is fully let, the terms of the occupational leases are set out below.

Unit	Lease Start	Lease Expiry	Break Clause	Rent Review	Annual Rent
Ground and basement No.8-9	20/07/2020	19/07/2040	None	Every 5 years	£35,000
Ground Floor and basement No 10	19/08/2022	18/08/2032	16/08/2027	-	£17,500
First Floor Flat	01/11/2016	31/10/2031	31/10/2026	01/11/2021	£8,700
Car Park	Licenses				£2,790
Total					£63,990

Copies of the leases can be made available upon request.

VAT

We have been advised that the property is elected for VAT.

PRICE

The quoting price for the investment is £1,100,000 exclusive

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

Burston Cook

FAO: Charlie Kershaw MRICS

Tel: 0117 934 9977

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SUBJECT TO CONTRACT

January 2025

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