



8 Margaret's Buildings, Bath



8 Margaret's Buildings, Bath BA1 2LP

Whether as a live/work venture, or a jewel in an investment portfolio (with high yield), 8 Margaret's Buildings is a unique Grade II listed offering, comprising a shop, with extensive living quarters behind and above, and a self-contained mews house at the rear.

Equidistant between the Royal Crescent and the King's Circus, Bath's most famous architectural gems, the plot unfolds over 4,700 sq. ft. spanning over 32 metres between two parallel streets, with Margaret's Buildings at the front, a pretty pedestrian street consisting entirely of independent shops, and Circus Place at the rear, a peaceful no-through road.

The property is formed of three buildings, the shop at the front dating to 1777 by John Wood the Elder, what's likely to have been stabling in the middle dating to the 1840s, and what started out as a pub at the rear dating to 1800. In 1890 the three buildings were amalgamated into one.

Now painstakingly restored by the current owners, who run an interior design practice specialising in ancient buildings and period restoration, this is not the first of Berdoulat's restorations, nor will it be the last. Now this incredible place awaits the next lucky custodian.

The Shop

The space was described recently by Vogue as "our favourite spot in Bath" and once featured alongside the Roman Baths as the two things to see in the city by Eurostar Magazine.

The majority of the historic fixtures and fittings that miraculously still survive were installed by three eccentric Victorians, a restaurateur, a high-end grocer and a wine merchant, who joined forces to create Cater Stoffell & Fortt Ltd. The firm became known as "The Fortnums Of The West", and as their flagship store, no expense was spared when fitting out 8 Margaret's Buildings, which was filled with mahogany counters, gold leaf lettering, mirror backed vitrines and marble counters. During their ownership it became the home of the famous Bath Oliver biscuit, which they manufactured across town, Foie gras and Bollinger were sold to the occupants of the grand neighbouring houses found in the Royal Crescent and King's Circus.

When they merged the three buildings they also removed ceilings and walls in what is now the main commercial area, to create the galleried double height open plan space one sees today.

Beneath the main retail area are beautiful 18th century servants' quarters, boasting many period features of note, including Welsh pennant flagstones, the original cooking range and copper, as well as stone wine bins.







There are also arched vaults underneath the street, providing storage/perfect cellarage. The premises are fully licensed (on and off licence) to sell and serve alcohol, and have a pavement license, enabling tables and chairs at the front.

The Residential Parts

Reaching back behind and above the shop, are delightful living quarters, blending Georgian, Regency and Victorian elements. The kitchen features an electric Esse range cooker and Berdoulat designed sink dresser. Opposite this the pantry behind the glazed screen provides extensive storage, and a hidden dishwasher. Echoing the format of the shop, the space is flooded with light via an impressive glazed roof lantern, and is double heighted, with a library / living room wrapping around at first floor level. Leading on from here is the ground floor living room, with a wood burner, and views over the pretty courtyard. The entire end wall of the room concertinas and stows away in the chimney alcove, allowing for the garden to be enjoyed from within, and perfect for entertaining with the barbecue easily on hand.



Beyond here lies a corridor with access to Circus Place at the rear. A stairwell with a clever cloakroom WC tucked beneath it leads to the first floor. A wonderful circus inspired children's bedroom with platform access via a ladder has an ensuite and useful wardrobe area.

Up a couple of steps, one discovers a light filled library / living room, which looks down on to the kitchen below. From here one can access a courtyard with a bath, plumbed with hot water, perfect for starlit bathing.

A second stairwell leads to the second floor (we are now in the Georgian parts above the shop), where there are two good sized bedrooms, both with lovely fireplaces and original working shutters. One overlooks Margaret's Buildings, and the other has far reaching views over the rooftops to the back of The King's Circus. The ensuite bathroom also enjoys a working fireplace, rolltop bath and lovely views.





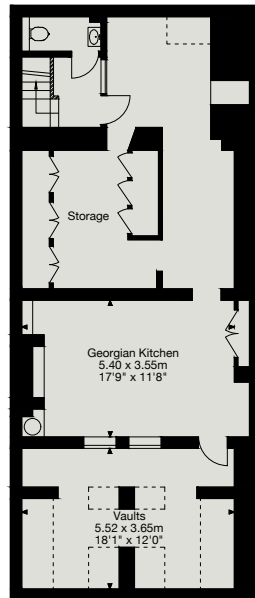
The Mews House

The mews house is self-contained, with its own front door on Circus Place, and served by its own utilities. This makes it perfect for subletting, or for use as an airbnb offering. There is great flexibility here in terms of how this portion of the property could be used. If desired, it can be used in conjunction with the other residential parts, making for a total of five bedrooms, with a link at first floor level, or even divided such that it becomes a one-bedroom house (with the rear bedroom used by the main residential parts).

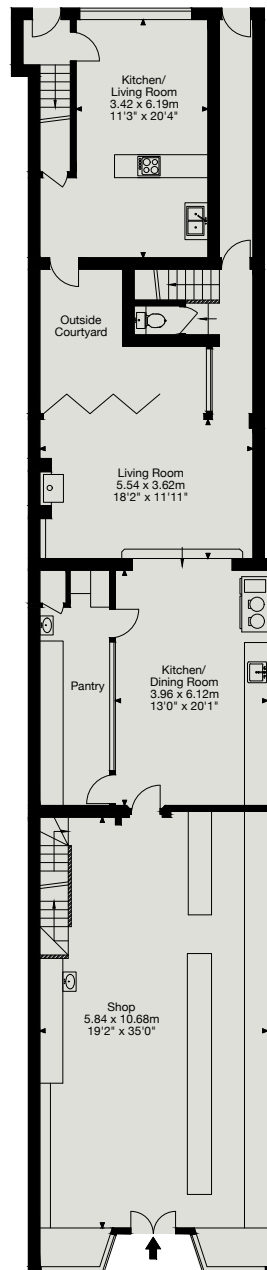
Facing on to a peaceful no-through road, 32 Circus Place started out as a pub called The Rising Sun. It was the local for the sedan chair carriers who'd bring the gentry up to the nearby Assembly Rooms. The current owners have re-instated the Victorian façade (removed in the 1940s). The open plan ground floor includes a kitchen set in to the original pub counter. At the front, morning sun floods in through a giant sash window that descends into the dwarf wall below, whilst a glazed door at the rear looks out on to the pretty courtyard. Above one finds two bedrooms, both with ensuite bathrooms.



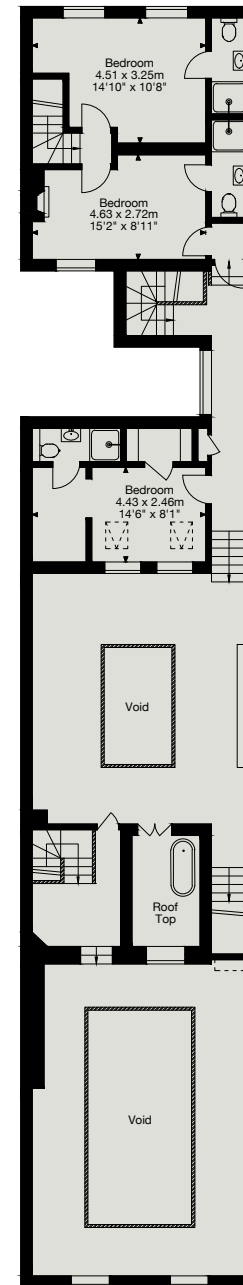
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 Gross Internal Area (Approx.)
 442 sq m / 4,782 sq ft (Excluding Voids)
 Including Limited Use Area = 7 sq m / 80 sq ft



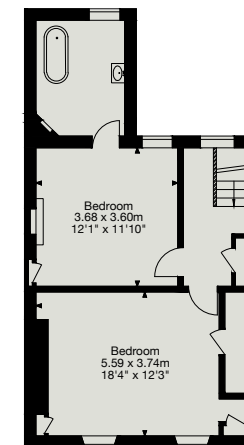
Lower Ground Floor



Ground Floor



First Floor



Second Floor

