





## FOR SALE

### Mixed use investment property with a tenant in place

- ◆ Long Leasehold Sale
- ◆ Occupational Rent £26,000 pa (ex VAT)
- ◆ Occupational Lease Expiry 1st November 2026
- ◆ High rental value uplift potential at review
- ◆ Service Charge included in rental value
- ◆ Rent Review in November 2022
- ◆ Net Initial Yield: 9.4%
- ◆ Redevelopment Potential to Higher Value Uses (subject to planning and freeholder consent)
- ◆ Long Lease Expiry Date of 25th December 2986
- ◆ Ground rent of £50 pa (ex VAT) Paid on 25th December Annually
- ◆ Non-Listed Period Building
- ◆ Edge of City Location
- ◆ Level Access

### LOCATION

The affluent Roman city of Bath is a renowned retail centre attracting a wide range of businesses. The city is a popular tourist location and has a residential population of over 108,236 and annual visitor numbers exceeding 6.25 million at the last Census. Bath is served by excellent transport routes, including frequent train services to Bristol (13 miles) and London Paddington (100 miles). The city is well connected to the national motorway networks including the M4 motorway, Junction 18, located around eight miles to the north.

Level 4, The Old Malthouse, Clarence Street, BA1 5NS

### SITUATION

Situated just off the A4 London Road on Clarence Street, the Old Malthouse, constructed in 1820, sits behind one of the main access routes into the centre of Bath city from the East. The property sits behind a row of properties that place themselves along the A4 which supports The Old Malthouse' transportation access while allowing the property to be tucked away from street noises.

The property neighbours the beautiful Hedgemoor Park, which opened in 1889 where before it was once an area of dense housing. A range of nearby independent retail including photography studios, musical instrument shops, food retailers and barber shops, including Taylor's Bagels, Landrace Bakery and The Piano Shop Bath, can be found on Walcot Street and Walcot Buildings, which are walking distance from the premises.

### DESCRIPTION

Constructed of Bath ashlar stone, The Old Malthouse provides an attractive, former factory building, suited to a range of business uses. The exterior of the property is a dominating presence with porthole style windows running the full length of the property, with each floor having independent access from 3 sides of the building up the sloping street.

The subject property is known as level 4. The premises are accessed through a private entrance into a small lobby area. A corridor beyond runs the full length of the building (other than a fire escape at the far end). Four rooms link off the corridor. The internal rooms are built in blockwork. The first room features a single WC and a kitchenette.

Currently the premises are occupied by an independent 'escape rooms' and as such, have a curious and unique fit out.



## OCCUPATIONAL TENANCY

Landlord	Thompson Acquisitions Ltd
Tenant	Win2 Ltd
Rent	£26,000 pa
Start Date	1st November 2016
Lease Length	10 Years
Repairs	Internal repairs only
Deposit	6 month rent deposit payable on completion with half being paid back at the expiry of the 2nd year of the term
Break	31st October 2021
Rent Review	Every 3rd year following 1st November 2019

## TERMS

Sale (Long Leasehold)

Offers in excess of £250,000

The premises are available on a long leasehold, Terms to be agreed.

Full terms available upon application to CSquared.



## ACCOMMODATION

We understand the net internal floor areas are as follows:

Fourth	201.6 Sq M	2,170 Sq Ft
<b>Total</b>	<b>201.6 Sq M</b>	<b>2,170 Sq Ft</b>

## VIEWING ARRANGEMENTS

Viewings can be arranged through the sole agents at CSquared.

## EPC

EPC on request.



## FURTHER INFORMATION

**Maddie Pyles**

M 07950 765672

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

**Nathan Clark MRICS**

M 07983 460230

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



4 Queen Street  
Bath, BA1 1HE  
t 01225 904704  
e info@csquaredre.co.uk

[www.csquaredre.co.uk](http://www.csquaredre.co.uk)

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