





FREEHOLD FOR SALE

Grade II listed retail premises with vacant possession

LOCATION

The historic City of Bath is located 110 miles west of London and 12 miles east of Bristol. The City is accessed from the M4 via Junction 18. Bath Spa train station connects to Bristol Temple Meads and London Paddington, the latter having a journey time of approximately 1 hour 20 minutes. Rich in its heritage, Bath attracts visitors in excess of 6.25m visitors each year being a UNESCO World Heritage City.

SITUATION

The property is situated in a highly prominent position between Great Pulteney Street and Pulteney Bridge. The street has a mixture of retailers, restaurants, cafes and residential uses. Key retailers include the recently developed Rengen House, a boutique co-working space. The property is within close walking distance of the retail core and nearby amenities include Waitrose, TK Maxx and Mallory & Son. Parking in the area is provided at the Podium and Cattle Market Car Parks which are both in close proximity.

11 Argyle Street, Bath, BA2 4BQ

DESCRIPTION

The property comprises a six story Georgian Grade II listed building with a prominent shop front on Argyle Street. The retail premises occupy the ground and lower ground floors with three floors above, the upper floors having a separate access from Argyle Street. Below the basement floor are vaults which have a separate entrance. The rear of the property overlooks the Recreation (Bath Rugby) Ground and Pulteney Weir. The upper floors are in need of refurbishment and provide an opportunity to convert to residential use, subject to the necessary statutory consents.

The current use falls within Class E (Commercial, Business and Services) and therefore the unit is considered suitable for a range of uses including retail, leisure and offices.

ACCOMMODATION

The gross internal areas are as follows:

| | | |
|--------------------|-----------------|--------------------|
| Lower Ground Floor | 101 Sq M | 1,087 Sq Ft |
| Ground Floor | 93 Sq M | 1,001 Sq Ft |
| First Floor | 63 Sq M | 678 Sq Ft |
| Second Floor | 64 Sq M | 688 Sq Ft |
| Third Floor | 59 Sq M | 635 Sq Ft |
| Vaults | 83 Sq M | 893 Sq Ft |
| Total | 463 Sq M | 4,982 Sq Ft |

Measured in accordance with RICS Property Measurement Statement (2nd Ed.) incorporating the RICS Code of Measuring Practice (6th Ed.).





PRICE

The premises are available for sale freehold by informal tender - Best Bids Noon Friday 15th December 2023. Guide price of £850,000.

Please note the property is not elected for VAT.

Viewings can be arranged through the sole agents at CSquared, Nathan Clark or Allan Lloyd.

Viewing dates are at the following times:

Tuesday 5th December 10am – 12pm
Tuesday 12th December 10am -12pm

VAT

Please note the property is not elected for VAT.

RATING ASSESSMENT

| Unit | Rateable Value (April 2023) | Rates Payable (April 2023) |
|-----------------------------|--------------------------------|-------------------------------|
| Rateable Value (April 2023) | £22,250 | £11,102.75 |
| UBR(23/24) | £13,500 | £6,736.50 |
| Rates Payable (April 2023) | £35,750 | £17,539.25 |

We recommend any interested parties make their own enquiries with the Rating Authority to verify rates payable considering their particular circumstances.

LEGAL COSTS

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

EPC

The property has an asset rating of D 77.

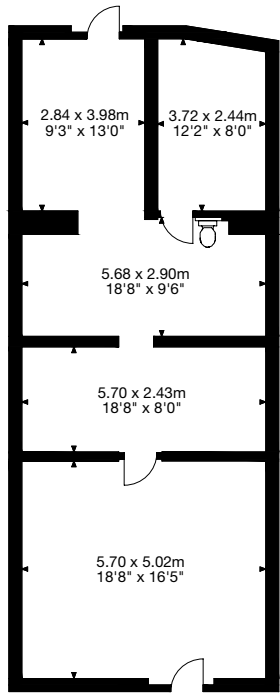
FURTHER INFORMATION

Nathan Clark

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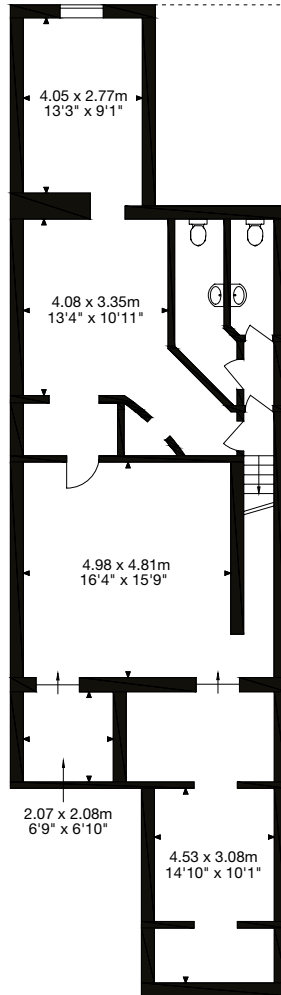
Allan Lloyd

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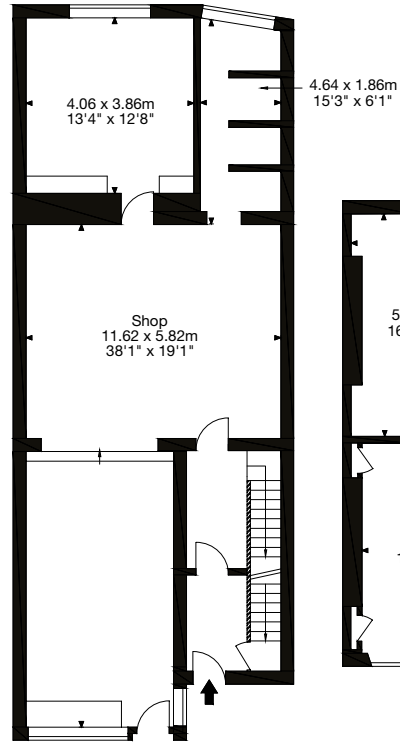


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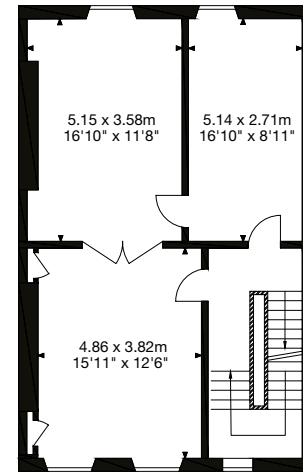
Vaults



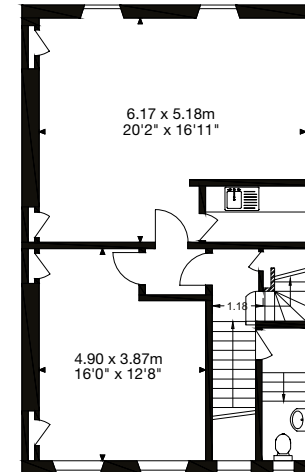
Lower Ground Floor



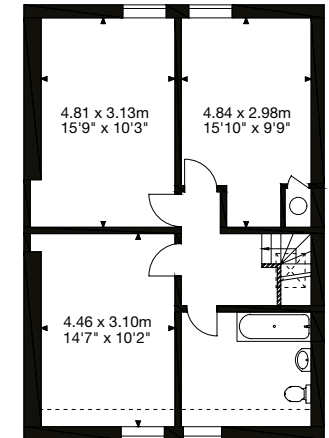
Ground Floor



First Floor

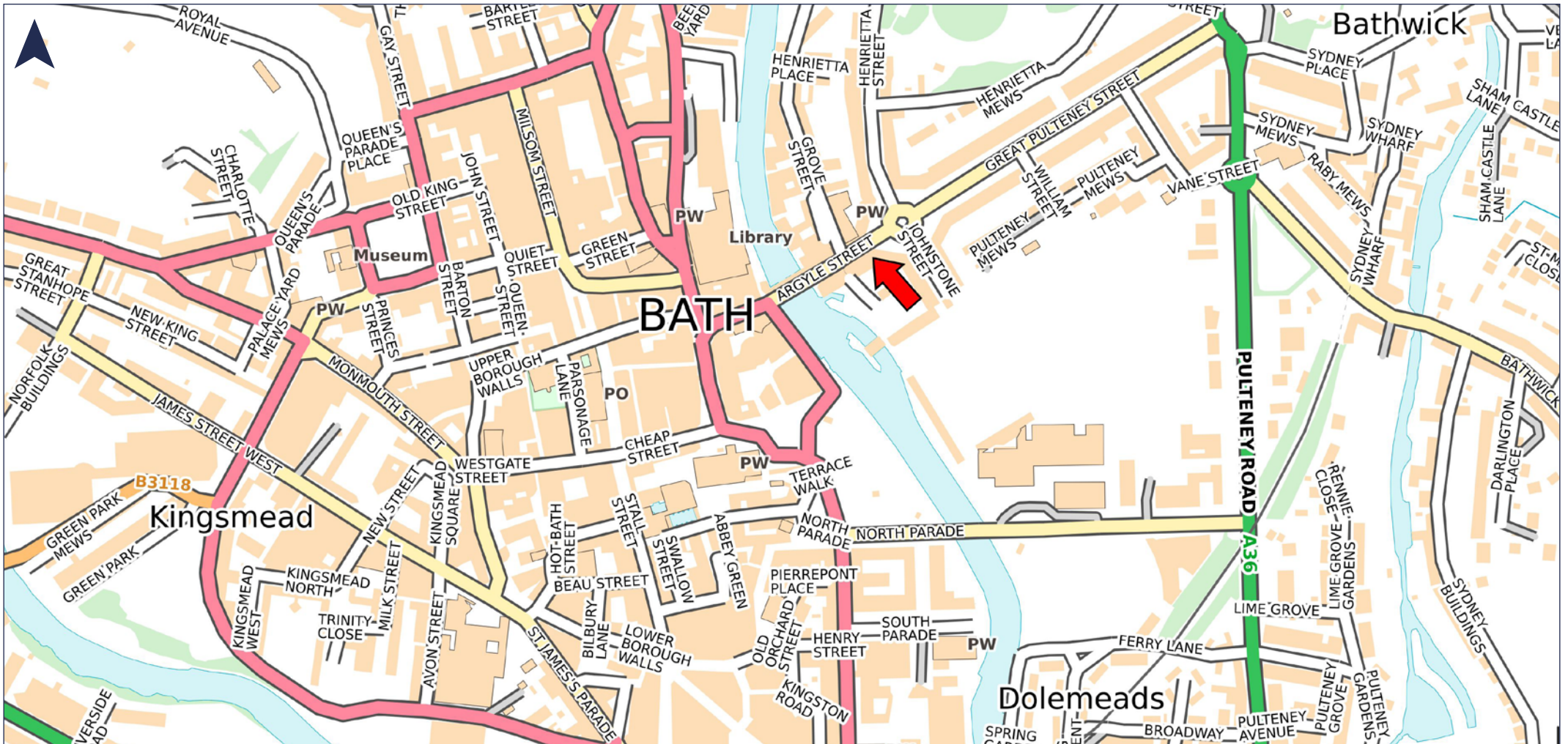


Second Floor



Third Floor





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Important notice: These Particulars do not constitute an offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and purchasers must satisfy themselves as to their accuracy. No person representing CSquared has any authority to make representation or warranty whatever in respect of the property. All measurements are approximate. Under the Finance Acts 1989 & 1997, VAT may be levied on the rent or sale price.

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