

MAGGS & ALLEN

FIRST FLOOR OFFICES

32 GAY STREET
BATH, BA1 2NT

Auction Guide £195,000+

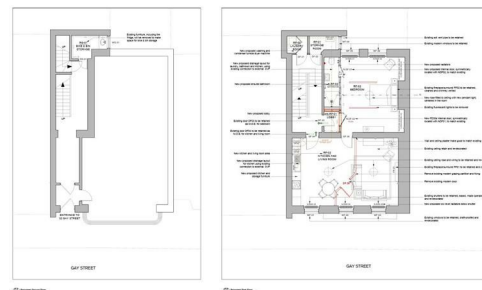
- 24 April LIVE ONLINE AUCTION
- Office to residential conversion
- Planning granted for a spacious first floor apartment - approx. 788 ft²
- Prime location in the centre of Bath
- GDV £350,000 and potential rental income of circa £18,000pa
- 8-week completion



Auction & Commercial
22 Richmond Hill, Clifton, Bristol, BS8 1BA

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www.maggsandallen.co.uk



FOR SALE BY AUCTION

This property is due to feature in our online auction on 24 April 2025 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

VIEWING

By appointment.

SUMMARY

SPACIOUS FIRST FLOOR OFFICE IN AN ATTRACTIVE PERIOD BUILDING SITUATED IN BATH - PLANNING GRANTED FOR RESIDENTIAL CONVERSION

DESCRIPTION

An exciting opportunity to acquire a first-floor office suite in an imposing Grade II listed building, located in the heart of Bath. Planning permission has been granted for the conversion of the office space into a generous one-bedroom apartment of approximately 788 ft². The proposed layout includes a large open-plan kitchen/living/dining room that spans the full width of the building, that will be bathed with natural light from the three full height sash windows. A generous double bedroom with an en-suite will be situated at the rear of the first floor and additional storage and laundry rooms will complete the proposed accommodation. A superb development opportunity in a highly sought-after location in central Bath.

LOCATION

The property is situated on Gay Street in the heart of Bath city centre. Gay Street was named after Robert Gay, an MP for Bath in the 18th Century. The street is a notable example of Georgian architecture and connects two of Bath's iconic landmarks Queen Square and The Circus. The location offer fantastic accessibility to local amities, transport links and green spaces.

PROPOSED APARTMENT

The proposed apartment will have an approximate floor area of 788 ft² and will comprise a spacious open-plan kitchen/living/dining room, a generous double bedroom with en-suite and additional storage and laundry rooms.

We would anticipate a market value following the conversion in the region of £350,000 with a potential rental income in the region of £1,500 per calendar month.

There may also be scope to reconfigure the internal layout to provide a second bedroom, subject to consents.

PLANNING & LISTED BUILDING CONSENT

Full planning permission was granted on 24th March 2025 for the conversion of the offices (Class E) into a self-contained apartment (Class C3) under Application No. 24/04288/FUL. Listed building consent was also granted on the same date under Application No. 24/04289/LBA.

LOCAL AUTHORITY

Bath & North East Somerset

EXISTING ACCOMMODATION

The existing office accommodation comprises two office suites, two WCs and a ground floor store room.

Please refer to floorplan for approximate room measurements and internal layout.

TENURE

The property is to be sold on the basis of a new 999 year lease. Please refer to the online legal pack for a copy of the draft lease.

COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating:

AUCTION OR BRIDGING FINANCE REQUIRED?

Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email admin@maggsandallen.co.uk

BUYER'S PREMIUM

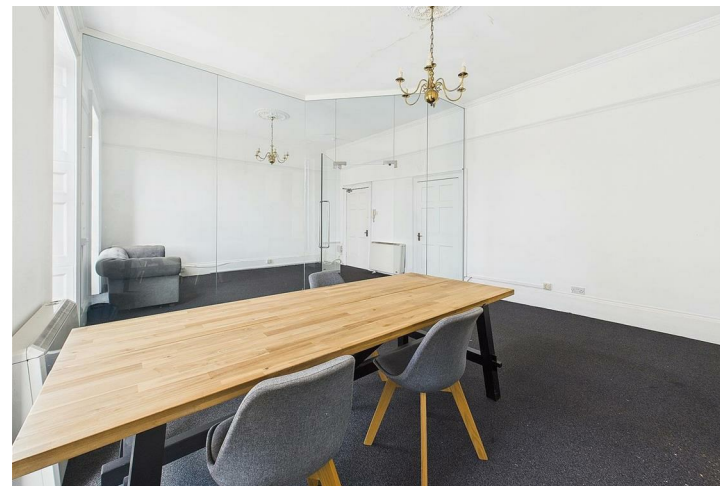
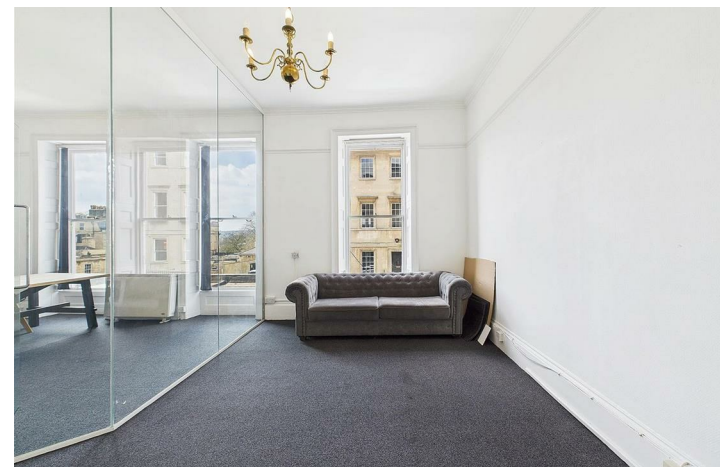
Please be advised that all purchasers are subject to a £1,500 plus VAT (£1,800 inc VAT) buyer's premium payable upon exchange of contracts.

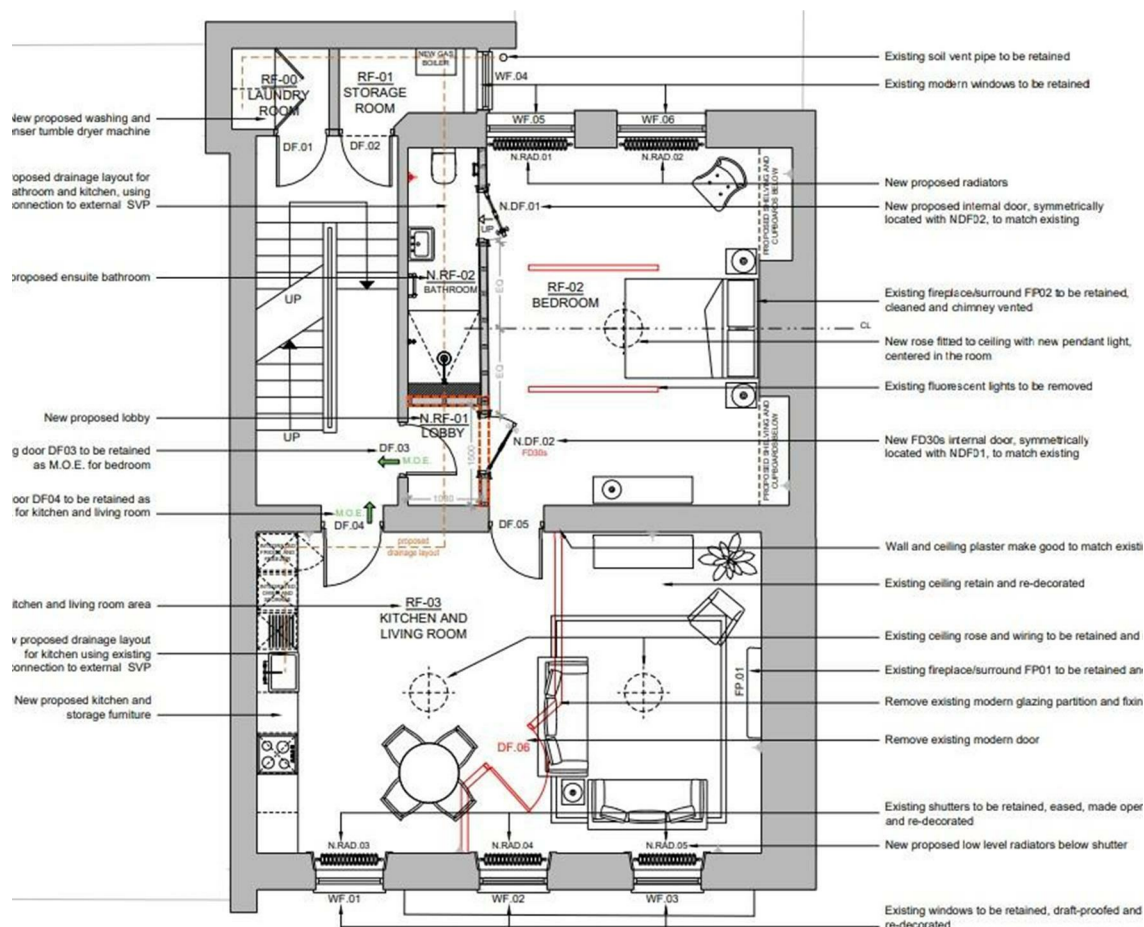
*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

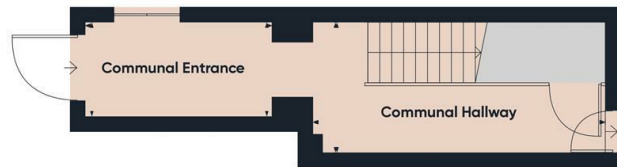
RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

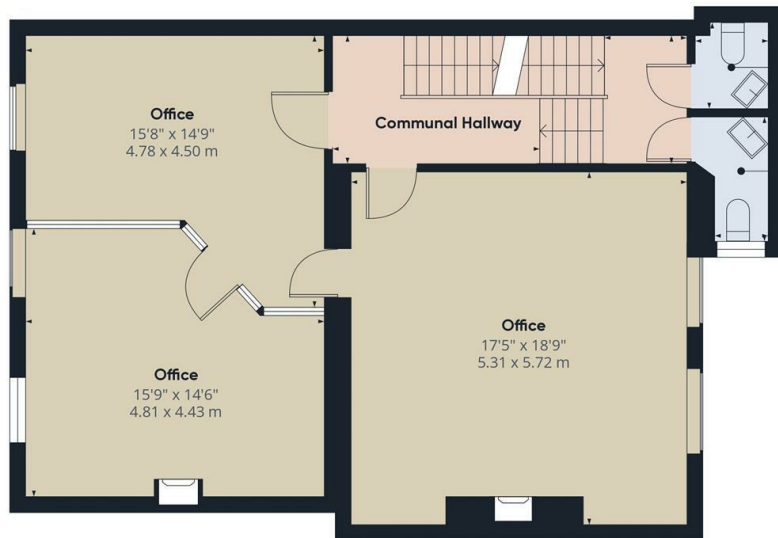




Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.



Ground Floor



Floor 1

WC
3'11" x 4'9"
1.19 x 1.47 m

WC
3'3" x 6'10"
1.00 x 2.11 m

Approximate total area[®]
1053.67 ft²
97.89 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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