

# MAGGS & ALLEN

19 NEWBRIDGE ROAD  
BATH, BA1 3HE



Guide Price: £825,000+

SUBSTANTIAL BLOCK OF FLATS FOR AUCTION

An attractive period semi-detached building arranged as five self contained flats, situated in a prime location on Newbridge Road in Bath. The flats are in need of refurbishment and offer a superb investment or break-up opportunity.

There is a good-sized garden to the rear and excellent transport links are provided into the centre of Bath.

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# 19 NEWBRIDGE ROAD, BATH, BA1 3HE



## FOR SALE BY AUCTION

This property is due to feature in our online auction on 12 February 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

## VIEWINGS

By appointment.

## SUMMARY

SUBSTANTIAL BLOCK OF FLATS FOR AUCTION

## DESCRIPTION

An attractive period semi-detached property, currently arranged as five self-contained flats, occupying a prime position on Newbridge Road, one of Bath's most sought-after locations. The property now requires refurbishment, presenting an excellent opportunity for investors or developers seeking a value-add or break-up project. Once fully renovated we would anticipate break-up values totalling circa £1,415,000.

The building further benefits from a generous rear garden, while excellent transport links provide convenient access to Bath city centre and surrounding areas.

## LOCATION

The property is situated on Newbridge Road in Bath within close proximity to Royal Victoria Park.

## ACCOMMODATION SCHEDULE & BREAK-UP VALUES

Flat 1 - 42 m<sup>2</sup> / £250,000

Flat 2 - 50 m<sup>2</sup> / £325,000

Flat 3 - 59 m<sup>2</sup> / £300,000

Flat 4 - 51 m<sup>2</sup> / £290,000

Flat 5 - 44 m<sup>2</sup> / £250,000

GDV - £1,415,000 (once refurbished)

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

## NOTES

We understand the property has been arranged as five flats for circa 25 years. A copy of the building regulation approval for the conversion from 2001 will be included in the online legal pack.

## TENURE

The property is for sale on a freehold basis with vacant possession.

## REDUCED VAT QUALIFYING

We understand from the seller that buyers would benefit from reduced VAT of 5% on the renovation costs as the property has been vacant for more than 2 years. Interested parties should make their own enquiries in this regard.

## COMPLETION

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

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: Flat 1: D, Flat 2: D, Flat 3: D, Flat 4: E, Flat 5: D

## LETTING - WHAT CAN MAGGS & ALLEN ACHIEVE FOR YOU?

Maggs & Allen's experienced letting team are happy to discuss the rental of this property and can advise on maximising the investment. We offer Full Management, Let Only and Rent Collection Services. Contact Jessica Archer and her team on 0117 9499000 or email [lettings@maggsandallen.co.uk](mailto:lettings@maggsandallen.co.uk).

## 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](mailto:admin@maggsandallen.co.uk)

## BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,800 plus VAT (£2,160 inc VAT) buyer's premium payable upon exchange of contracts.



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