



## Bath Breaks

Ref: 3440611

16 James Street West, Bath, BA1 2BT

Freehold: £695,000

Established Serviced Apartment Business

Bath City Centre

Two self contained 2 bedroom apartments

Annual turnover in excess of £100,000 p/a

Excellent décor throughout

Energy Rating C



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## Description

The business operates from two first floor apartments situated in a modern clean building constructed in 2007. Both apartments are presented in excellent condition, with modern décor, and furnished in line with the business needs.

Apartment 16 is a two double bedroom property. There is a family bathroom with shower, kitchen, dining room and a bright, open plan living room. The current layout sleeps five with one double bed, two twin beds and a sofa bed in the living room.

Apartment 16a is the larger of the two apartments. It also has two double bedrooms, one with en suite, family bathroom with shower, kitchen, dining area and an open plan living room.

The property is on a long leasehold (999 years) starting from 2008.



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## Location

The property is on James Street West, a short level walk to the city centre Bath.

Bath is a World Heritage City famed for its Roman heritage and Georgian architecture. With a variety of historical sites and museums, Bath also plays host to a variety of cultural events including Bath Literature Festival, The Great Bath Feast and the Bath International Music Festival.

Boasting an eclectic mix of independent boutique shops, bars and restaurants alongside international brands, top level sport at Bath Rugby and relaxation at the world famous spa, Bath provides something for everyone.

The tourism trade attracted circa four million visitors last year in an industry worth over £430m to the local economy. 10% of all employment in Bath is in the tourism trade.

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## Fixtures & Fittings

All fixtures and fittings conducive to the business as an ongoing concern are included. Both apartments include microwave, oven with hob, dishwasher, fridge freezer, toaster, kettle, dinner set and TV.

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## The Opportunity

This is an established and successful holiday let business in Central Bath. The business has been trading at 82% occupancy for the past 12 months.

There is approx. £40,000 of advance bookings available to a new owner, with this figure increasing daily.

Last year the business sold 647 nights to a total of 2,638 guests offering return business opportunities.

The business boasts 4.5/5 Star reviews from over 240 independent reviewers, many commending Bath Breaks on the excellent location, presentation and cleanliness.

This is a real turn key opportunity for either a hands on owner, or a solid investment product utilising one of the numerous local agents to manage the site.

It is unusual, due to planning restrictions in the city for apartments to be used as Holiday lets for a full 12 month period. The two apartments occupy the entire floor of a modern building, ensuring ease of management and the potential for larger group bookings.

For further information please visit the website on:  
<http://www.bathbreaksuk.co.uk>

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## Trading Information

Fixed costs are currently at £629pcm across the business for cleaning, utilities, rent and service charges.

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## Tenure

Long Leasehold

Lease Term - 999 years  
Lease Start Date - 25/03/2008  
Lease End Date - 25/03/3007  
Rent pcm - £25  
Management Fee's pcm - £60





## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### Sam Roberts

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Bristol



These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only. September 2024

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