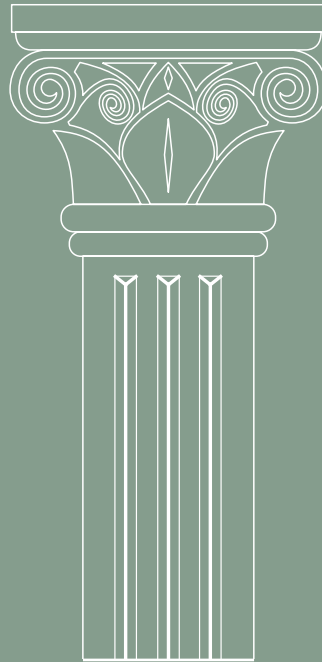


# 30-31 STALL STREET

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# BATH



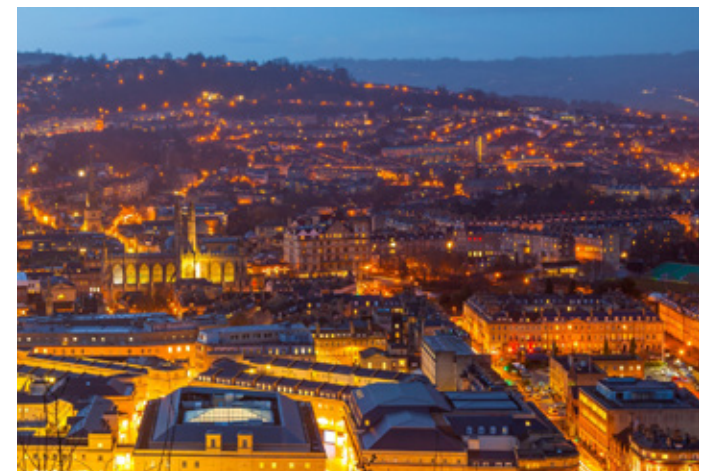
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## Property Overview

The Upper Floors of 30-31 Stall Street provide a unique opportunity to acquire four newly redeveloped high specification apartments located at the centre of the historic city of Bath.

- Corner building offering excellent levels of natural daylight and ample storage
- Conveniently located for all the shopping and cultural attractions that Bath has to offer
- Only 500m from Bath Spa railway station
- Four recently refurbished apartments across first to third floors totalling a net internal area of 3,471 sq ft
- 2 x 1 Bedroom apartments
- 1 x 2 Bedroom apartment
- 1 x 3 Bedroom Penthouse duplex
- Long leasehold 150 years at a peppercorn
- Offered with Vacant possession







## Location

Bath is located in the south west of England, approximately 185 km (115 miles) west of London and 21 km (13 miles) south east of Bristol. The City boasts some of the finest Georgian architecture in Britain and was designated as a UNESCO World Heritage Site in 1987, recognising its international cultural significance.

The City provides an extensive range of amenities, including shopping, museums, theatres and art galleries, as well as various sporting venues including the home of Bath Rugby club.

Bath is the administrative centre of the district of Bath and North East Somerset. The City has an estimated population of over 101,000 (ONS, 2017) and a primary catchment of 447,000. Bath's population is affluent, with a significantly above average proportion of adults of working age categorised within the most affluent AB social group; the least affluent D and E social groups are also particularly under represented (Promis).

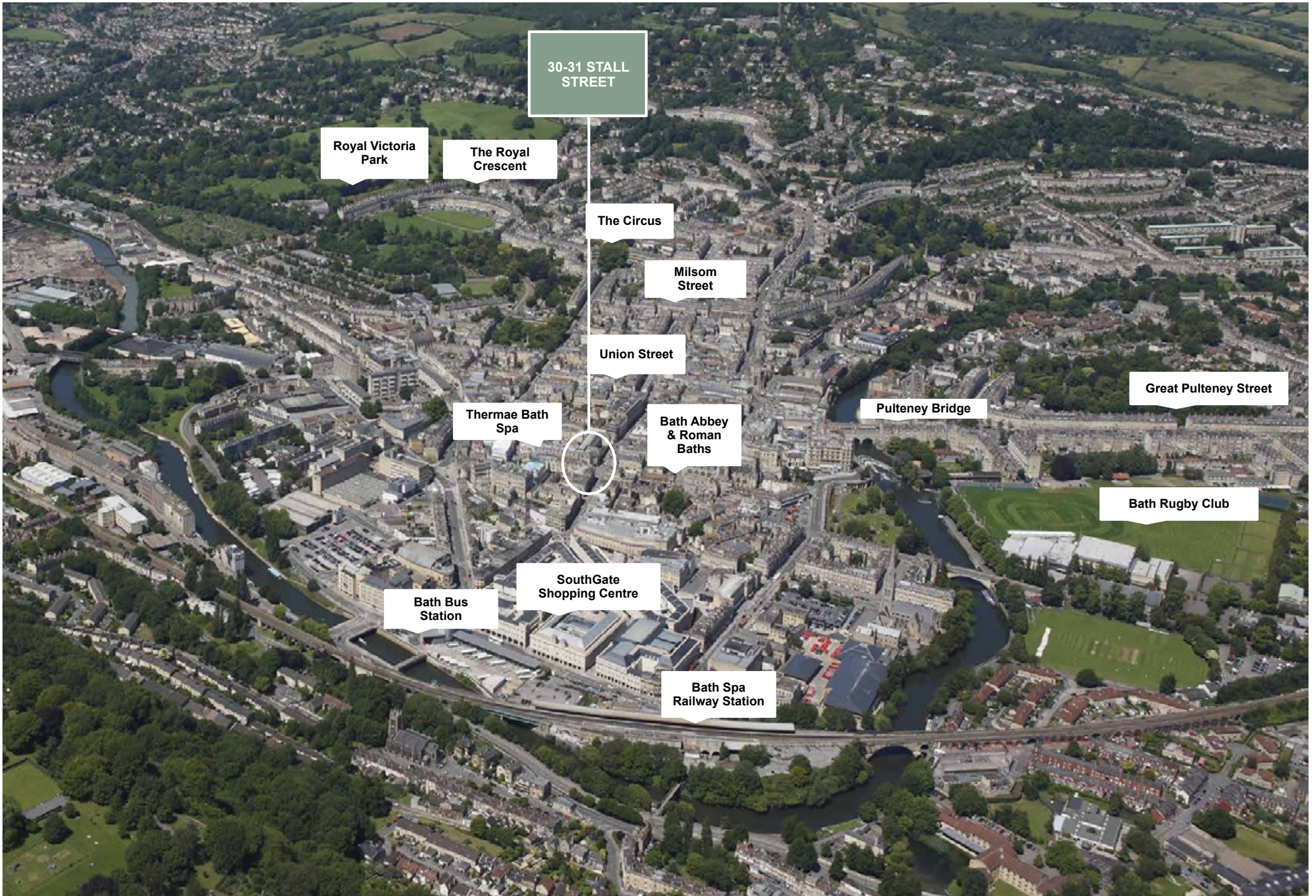
The City also boasts one of the highest qualified resident workforces in the UK. Bath has two universities: University of Bath, located to the east of the City, and Bath Spa University, located to the west.

In addition, there is a selection of highly regarded independent and state schools within and around the City.

Sat Nav reference BA1 1QG







30-31 STALL STREET

Royal Victoria Park

The Royal Crescent

The Circus

Milsom Street

Union Street

Thermae Bath Spa

Bath Abbey & Roman Baths

Pulteney Bridge

Great Pulteney Street

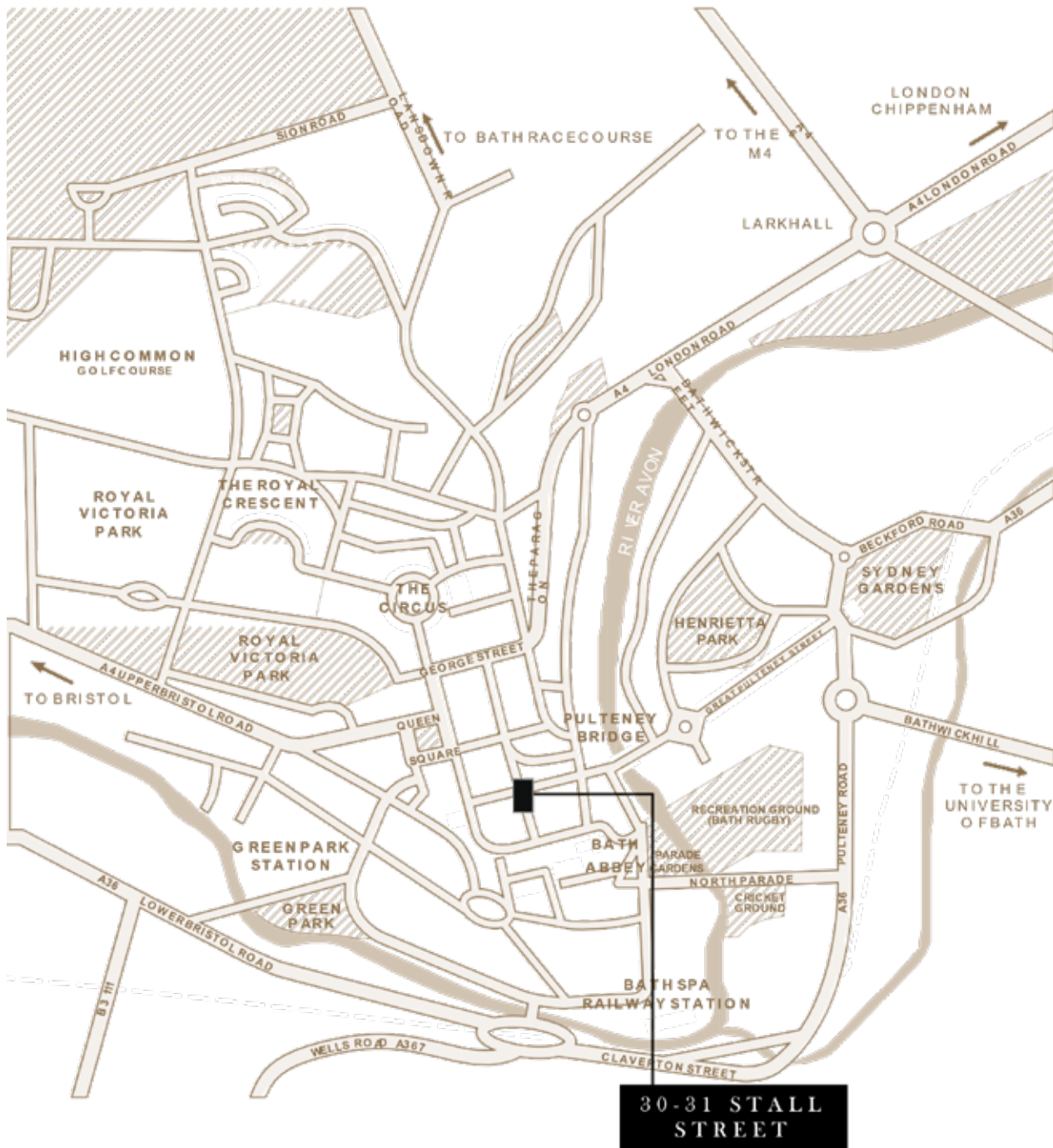
Bath Rugby Club

Bath Bus Station

SouthGate Shopping Centre

Bath Spa Railway Station





## Communications

### Road

Bath is situated 13 km (8 miles) to the south of Junction 18 of the M4, linked via the A46 trunk road. In addition, Bath benefits from the A4, which runs west to Bristol and east to Chippenham, and also the A36 Lower Bristol Road which connects Bath to Trowbridge, Warminster and Frome to the south.

### Rail

Bath Spa railway station provides access to Bristol (around 12 minutes) in addition to a frequent mainline service to London Paddington with an approximate journey time of 1 hour.

### Air

Bristol Airport is located 32 km (20 miles) to the west of Bath city centre. In 2019 it was the 8th busiest airport in the UK, handling over 8.2 million passengers and it is also one of the UK's fastest growing regional airports. Bristol Airport offers over 100 direct international routes and it serves as the inbound gateway to the South West.



## Description

The property comprises four newly redeveloped high specification flats located over three floors of an attractive Bath stone building at the corner of Beau Street and Stall Street. The property is in keeping with much of the attractive architecture of the city with traditional sash windows and Bath stone elevations. The Nos. 30-31 Stall Street (formerly Nos. 1 and 2 Beau Street) are Grade II listed (the front of Nos. 30-31 is not included in listing.)

The Upper Floors are accessed via Beau Street on the southern elevation of the property and extend across three floors from first to third storey. The property has been recently converted and refurbished for residential use, comprising two one bedroom flats, one two bedroom flat and a penthouse duplex apartment.

At ground floor and basement level is associated storage, refuse and waste areas, all included within the disposal. The retail unit let to Vodafone at ground floor and basement is not included within the sale and will remain the property of the vendor.

The apartments have been finished to a high specification with fully restored timber sash windows including some secondary glazing. Each apartment contains as follows:

- Gas boiler
- Carpeted bedrooms with wood effect vinyl to kitchen / living area
- Wren kitchens with quartz stone worktops
- Integrated AEG appliances including fridge / freezer, washing machine, hob and oven.
- Bathrooms include Duravit sanitaryware and porcelain tiled walls and floors
- Electric underfloor heating to bathrooms.

The specification of the penthouse has been upgraded to include:

- Woodhouse and Law designed kitchen with quartz stone work top and a full suite of Bosch appliances.
- Oak engineered flooring to kitchen / living areas.
- Separate utility room including Bosch tumble dryer.













## GENERAL REMARKS AND STIPULATIONS

### EPC

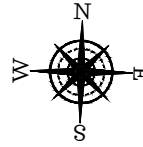
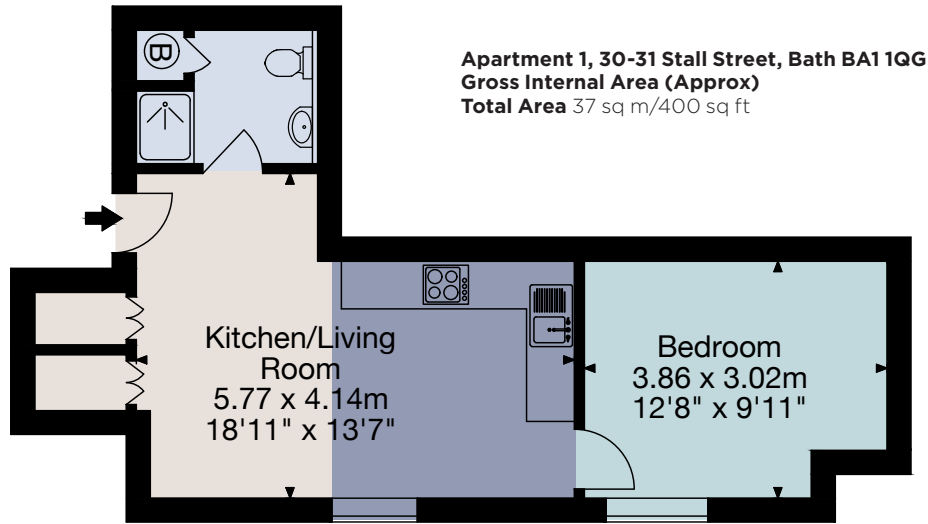
All flats have an EPC rating of C.

### VAT

All figures quoted are exclusive of VAT, which will be charged in addition where applicable.

### TENURE

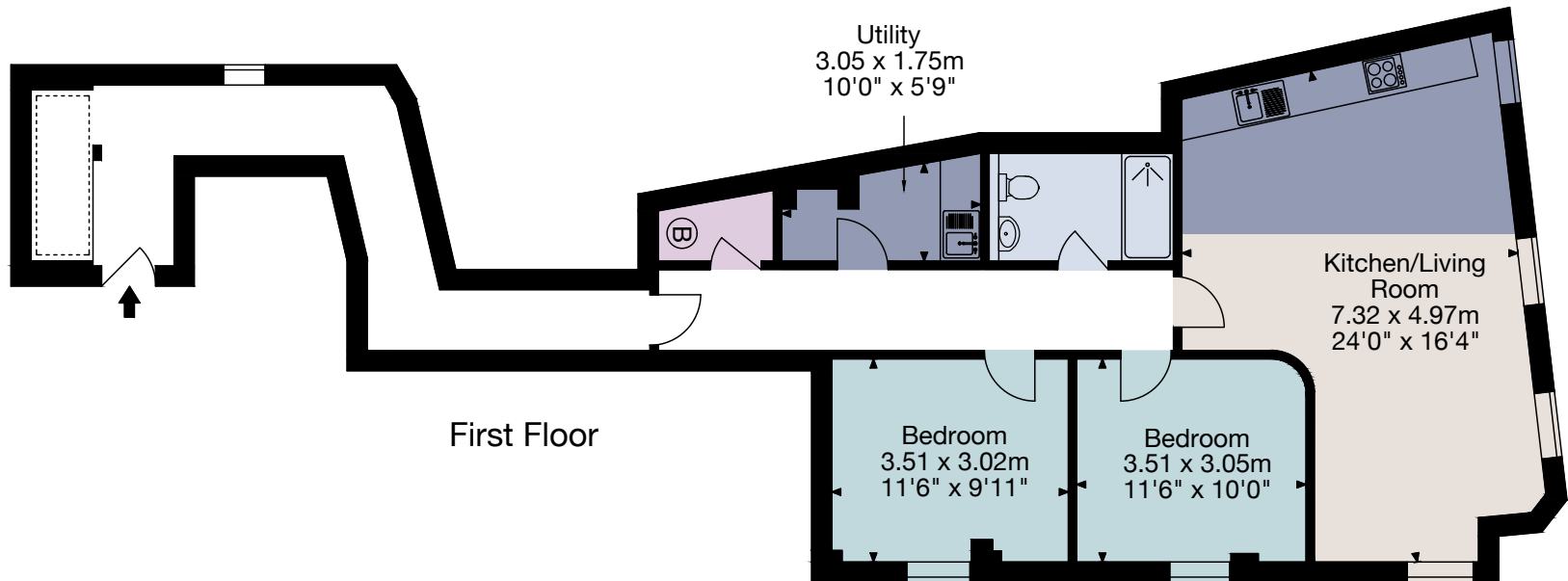
The four apartments are offered for sale as a single lot with vacant possession on the basis of a 150 year long leasehold at a rent of one peppercorn per annum (if demanded).



Apartment	Bedrooms	Sq Ft	Sq M
First Floor Apartment 1	One Bedroom	400	37
First Floor Apartment 2	Two Bedroom	981	91
Second Floor Apartment 3	One Bedroom	501	46
Second & Third Floor Apartment 4 (Duplex)	Three Bedroom Penthouse	1,589	148
<b>Total</b>		<b>3471</b>	<b>322</b>

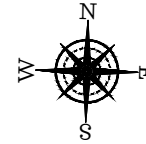
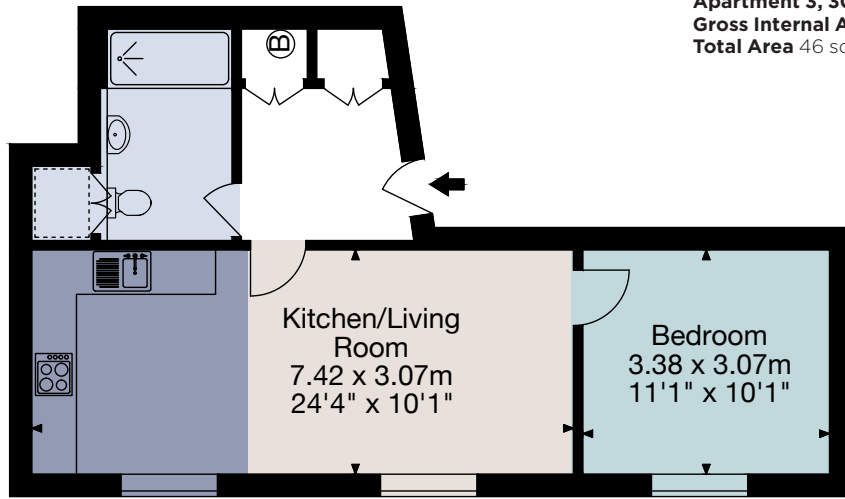
**Apartment 2, 30-31 Stall Street, Bath BA1 1QG**  
**Gross Internal Area (Approx)**  
**Total Area 91 sq m/981 sq ft**

First Floor



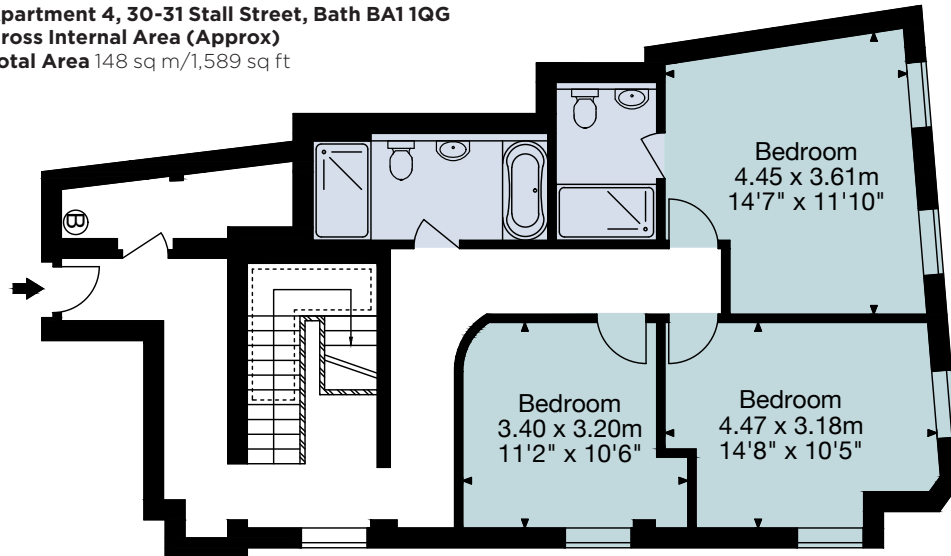


**Apartment 3, 30-31 Stall Street, Bath BA1 1QG**  
**Gross Internal Area (Approx)**  
**Total Area 46 sq m/501 sq ft**

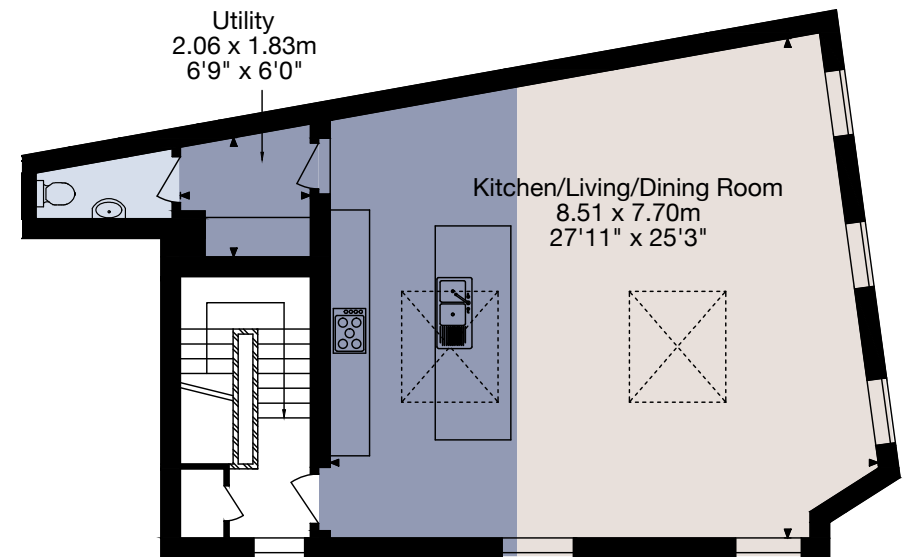


Second Floor

**Apartment 4, 30-31 Stall Street, Bath BA1 1QG**  
**Gross Internal Area (Approx)**  
**Total Area 148 sq m/1,589 sq ft**



Second Floor



Third Floor

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