Residential Development Land Sales









36a New King Street, City Centre, Bath, BA1 2BN

Guide Price £585,000

Hollis Morgan – A FREEHOLD MIXED USE BUILDING comprising UPPER FLOOR MAISONETTE | FIRST FLOOR FLAT plus GROUND FLOOR COMMERCIAL + BASEMENT | Scope for Extra Flat / Family Home

36a New King Street, City Centre, Bath, BA1 2BN

THE PROPERTY

ADDRESS | 36a New King Street, City Centre, Bath BA1 2BN

A Freehold mixed use corner property (2406 Sq Ft) comprising a ground floor commercial unit plus large basement, a self contained first floor flat plus a self contained 2 / 3 bedroom maisonette on the top floors.
Please note the hall floor usage class is for office (Class E) but has in recent terms been used for storage by the vendor.
All sold with vacant possession.

Tenure - Freehold
Council Tax - C (upper maisonette)
EPC - C (upper maisonette)

THE OPPORTUNITY

MAISONETTE AND FIRST-FLOOR FLAT | BASIC UPDATING

The residential 2 / 3 bedroom top floor maisonette and separate first floor flat are both self contained and would benefit from some cosmetic updating to suit both owner occupiers and investors in this highly sought after central location.
Please refer to the independent rental appraisal within the legal pack.

COMMERCIAL UNIT + BASEMENT | RESIDENTIAL DEVELOPMENT

Scope to incorporate the ground floor commercial element into the first floor flat to create a larger maisonette.
Create a self contained ground floor flat or maisonette combined with the basement.
Reinstate the entire building back into a single dwellinghouse.

*All subject to gaining the necessary consents.

LOCATION

New King Street is situated in the very heart of Bath with The Circus, Brock Street and The Royal Crescent a stroll away. A walk down to Milsom Street and the city centre, offering an array of cultural and leisure facilities with some of the finest shops and restaurants to be found outside London. Bath Spa train station allows access to London Paddington and the M4 (Junction 18) is approximately 10 miles distant. There is an excellent range of schools in both the public and state sector. Bath is one of only three UK World Heritage Cities and this property is ideally placed to walk into Bath and enjoy all it offers including The Theatre Royal and Bath Festivals Trust, providing an eclectic programme of events over the year.

PROPERTY DETAILS DISCLAIMER

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation, 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-angle lens. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.





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Approximate total area(1)

223.2 m²

2406 ft²

Reduced headroom

7.5 m²

81 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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