

# FOR SALE

Carter Jonas



**PRICE  
REDUCTION**

**3 & 3a  
Fountain Buildings  
Bath  
BA1 5DU**

**Freehold Retail and Office Investment**  
**Total income £68,400**

- **Prominent City Centre Location**
- **High Quality Offices**

## LOCATION

Bath is an attractive and historic city, famous worldwide for its impressive architecture and Roman Baths. The city has been designated by UNESCO as World Heritage Site and is an international renewed tourist destination, attracting more than 4.4 million tourists per annum.

The city of Bath is accessed via the National Motorway network at Junction 18 of the M4 and the A46 southbound respectively, thus providing good commuter routes to the South West and the West Midlands. The city of Bristol is situated 13 miles north west of Bath and can be accessed via the main A4 high way which ultimately links Bath with Bristol.

Mainline railway station Bath Spa, provides direct rail services to London Paddington with an average journey time of 90 minutes.

The property occupies a prominent location on the junction of George Street / Lansdown / The Paragon and Broad Street. The immediate locality is a mix of specialist independent retailers, service and office occupiers, leisure and residential properties.

## DESCRIPTION

The property comprises a Grade II listed corner terraced property over 5 floors with self contained office and retail property at basement and ground floors respectively with offices on the upper three floors.

## PROPOSAL

Offers are sought in the excess of £860,000, subject to contract and exclusive of VAT for our clients freehold interest in the property.

An acquisition at this level will reflect a net initial yield of 7.54% after allowing for purchasers costs of 5.58%

## VAT

All figures are exclusive of VAT, if applicable.

## ACCOMMODATION/ TENANCY

The premises extend to the following approximate Net Internal Areas, measured in accordance with the RICS Code of Measuring Practice 6th Edition.

Floor	Sq M	Sq Ft	Rent PA	f/psf	Rateable Value
Basement	80.82	870	£13,250	£15.23	£5,500
Ground Floor	79.43	855	£20,000	£23.39	£18,000
First Floor	72.37	789	£14,900	£18.88	£13,250
Second Floor	61.97	667	£10,750	£16.12	£8,200
Third Floor	58.06	625	£9,500	£15.20	£6,600
<b>Total</b>	<b>352.65</b>	<b>3,806</b>			
<b>Total Income</b>					<b>£68,400</b>

Floor	Lease Start	Lease Expiry	Rent Review	Break	Security of Tenure
Basement-Offices	12.06.16	16.06.23	15.06.20/23	None	Yes
Ground Floor-Retail Showroom	03.10.18	02.10.23	03.10.23	03.10.20 / 3mths notice	No
First Floor-Offices	12.08.17	11.08.20	None	Holding over	No
Second Floor-Offices	26.02.18	25.02.23	23.06.20	26.02.21 / mutual break	No
Third Floor-Offices	09.07.19	25.02.23	24.06.20	26.02.21 / mutual break	No

## TENURE

Freehold, subject to tenancies

## EPC

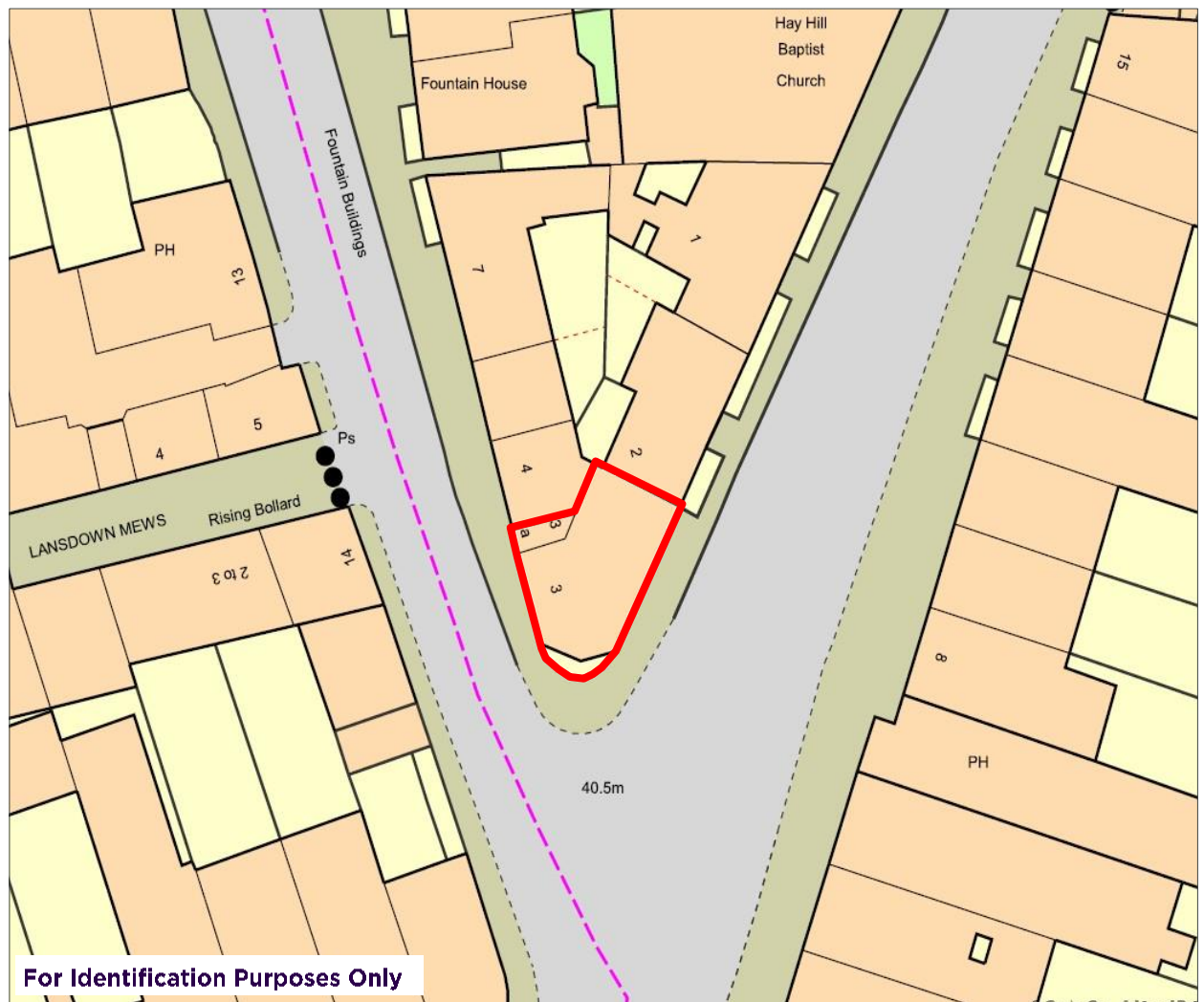
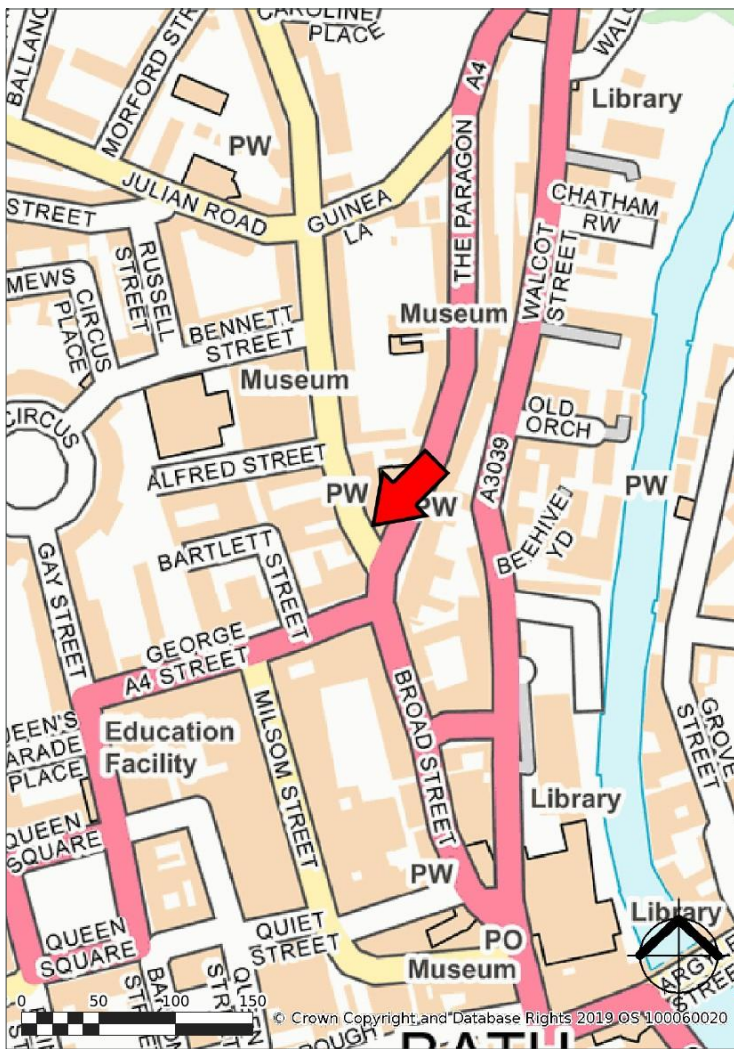
EPC reports for the properties are available upon request.

## VIEWINGS/ FURTHER INFORMATION

All viewings / further information should be made through the sole agent, Carter Jonas 01225 747260.

## SUBJECT TO CONTRACT





## FURTHER INFORMATION

Should you require further information please contact:

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## IMPORTANT INFORMATION

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