

# FREEHOLD MIXED USE INVESTMENT OPPORTUNITY

Carter Jonas

11 BEAUFORD SQUARE, BATH, BA1 1HJ



VACANT POSSESSION

GRADE II LISTED BUILDING

RARE FREEHOLD

# INVESTMENT SUMMARY

- Grade II Listed
- Attractive Listed Georgian property arranged over basement, ground, first, second and third floors
- Being sold with vacant possession
- Commercial space comprises 760 ft<sup>2</sup> of sales space on the ground floor with 132 ft<sup>2</sup> of ancillary space at basement level
- Ground floor and basement expected to achieve £15,000 per annum
- Attractive small courtyard at ground floor level

- Attractive location with close proximity to Kingsmead Square and Queen Square
- Upper floors consist of a 3-bedroom maisonette
- Maisonette expected to achieve £1,750 per calendar month (£21,000 per annum)
- Potential income for the building: £36,000 per annum
- Close proximity to the Theatre Royal
- Bath has significant untapped occupational demand across all sectors of the market
- Possible conversion to residential on the ground floor and basement (STP)



## PROPOSAL

We are instructed to seek offers in excess of £600,000 (Six Hundred Thousand Pounds) subject to contract and exclusive of VAT.

**Carter Jonas**

## LOCATION

Bath is a city of international report, located approximately 100 miles west of London and 13 miles east of Bristol. Bath is served by excellent transport links, including frequent train services to Bristol Temple Meads and London Paddington.

Although within the City centre the location is deemed secondary for retail with limited passing footfall, Sawclose and Kingsmead Square are a short distance away and both locations are high footfall generators. Nearby Retailers include **Vino Vino, Giggling Squid, Las Iguanas, Tesco Express, Sainsburys Local, Pizza Express, Zizzi** and **Five Guys**.

Beauford Square has a mix of uses including residential, office and retail. Queen Square is just to the North of the property with shopping and other facilities all within a few minutes' walk. Public transport, including bus and rail stations are around 10 minutes' walk away.

## DESCRIPTION

The property is Grade II Listed with Georgian Bath stone elevations beneath a slate mansard roof. The property is mixed use with commercial space on the ground floor and basement with residential use on the first, second and third floors. The upper floors access is via a shared front door leading to a communal hallway providing separate access to the different parts of the building.

**500,000**

Catchment Population

**22,000**

Student Population

**250,000**

Shopping Population



## OCCUPATIONAL MARKET

Bath is one of the UK's leading retailing destinations and the City is ranked third in the UK based on the number and range of retailer requirements. The SouthGate shopping development opened its final phase in late 2012 and provides over 420,000 sq ft of retail, 724 car parking spaces and a new bus station. The scheme is anchored by Apple and other retailers represented include Peloton, Hollister, Urban Outfitters, Tommy Hilfiger and All Saints.

Kingsmead Square and Sawclose remain highly popular destinations for retail and leisure operators and the evidence shows with few vacancies within the vicinity. The most recent letting was to Dough Pizzeria which took on former office space on the ground floor, benefitting from the relaxation of the planning Use Class.

Since January 2022 a considerable number of transactions completed and 2023 has continued in the same vein. The former Gap, Bobbi Brown, Radley and Woods Stationers on Old Bond Street have welcomed Coppa Club, Sweet Little Things, Watchhouse and Monsoon. Knoops have just recently opened its doors and Piglet in Bed are due to open in the former Gieves & Hawkes unit.

The independent market has continued to go from strength to strength with a number of units in secondary locations being secured. The former Thoughtful Bread Company has recently completed on Barton Street and Hauslife and Crosstown Donuts have secured sites on Upper Borough Walls and Cheap Street. Demand is now outweighing supply and Bath now has a vacancy rate of circa 4%.

SouthGate have secured the much awaited ZARA who are now fitting out and will sit alongside the latest lettings of Castore, Oliver Bonas, TAG Heuer and Lulu Lemon. ITSU and LEON are now trading on Stall Street with Rosa's Thai on Cheap Street recently opening its doors. Several other national operators are at the latter stages of the legal process and will soon be starting to fit out, adding to the strength of the Bath retail environment, which saw one of the strongest years in terms of retail units being secured in 2022.

## TENURE & TENACY

Freehold investment Opportunity for sale.

11 Beauford Square is for sale with vacant possession.

## EPC

The EPC will be made available on application

The council tax band is: E

## PROPOSAL AND METHOD OF SALE

We are instructed to seek offers in excess of:

**£600,000**

Subject to contract and exclusive of VAT.

Offers should clearly state the following:

- i) The identity of the party making the offer.
- ii) Confirmation and proof of funding demonstrating an ability to exchange and complete the purchase within a declared timescale.
- iii) Proposed timescale for exchange and completion.
- iv) Any conditions attached to the bid.
- v) Offers are preferred to be on an unconditional basis.
- vi) Confirmation of solicitor's details.

The vendor is not bound to accept the highest or indeed any offer.

**Carter Jonas**

## ACCOMMODATION

Property	M <sup>2</sup>	Ft <sup>2</sup>
Basement	12.26	132
Ground Floor	70.61	760
<b>Total</b>	<b>82.88 M<sup>2</sup></b>	<b>892 Ft<sup>2</sup></b>

We have not had the chance to measure the upper floors.

## LISTING

The property is Grade II Listed.



## VIEWING & FURTHER INFORMATION

All viewings should be made through the sole agents Carter Jonas 01225 747260.

### Tim Brooksbank MRICS

01225 747266 | 07880 201742  
tim.brooksbank@carterjonas.co.uk  
5-6 Wood Street, Bath, BA1 2JQ

### Euan Woodman

01225 747253 | 07768 558259  
euan.woodman@carterjonas.co.uk  
5-6 Wood Street, Bath, BA1 2JQ

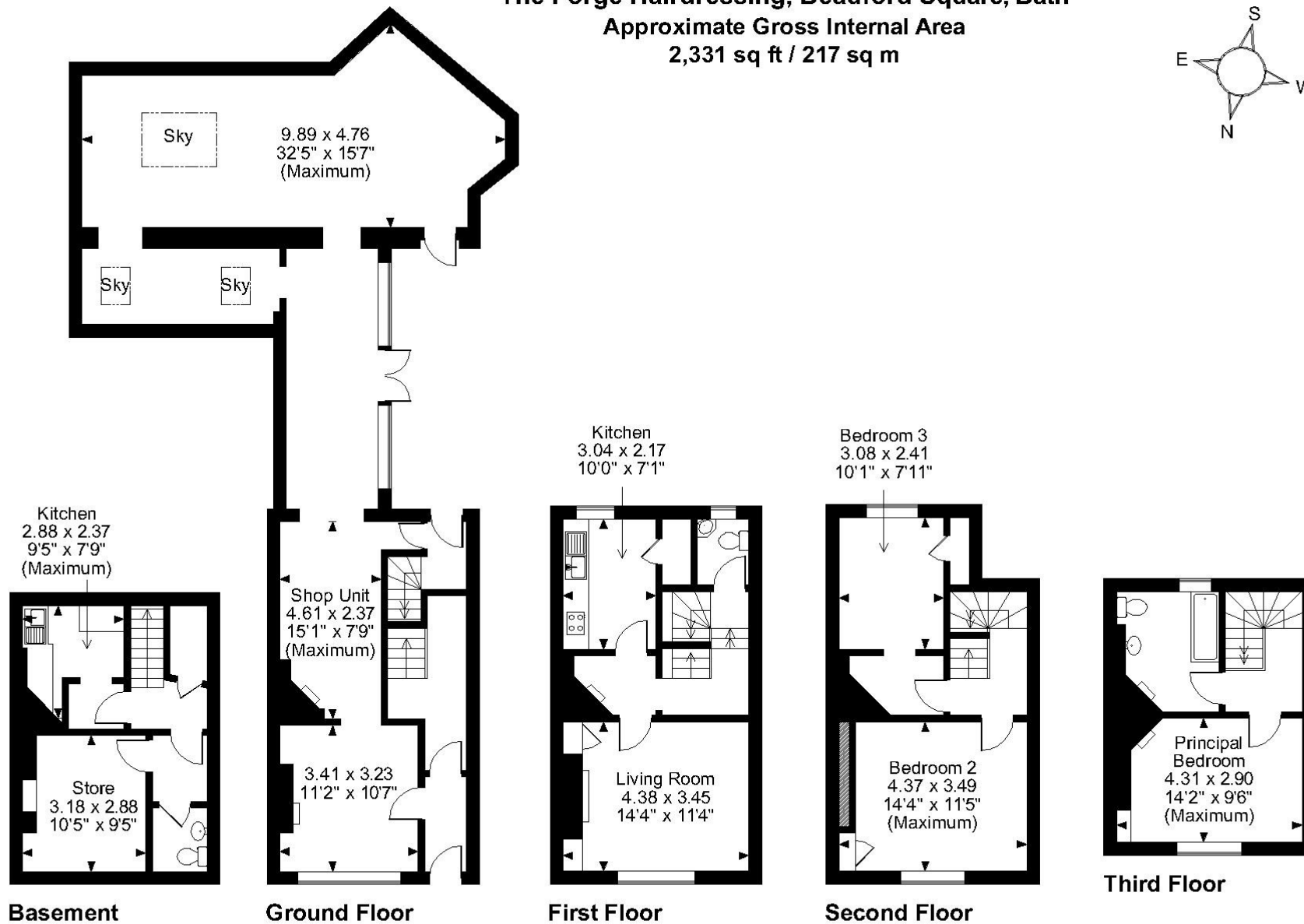
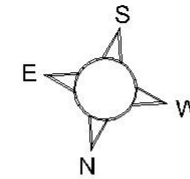
### Maddie Pyles

01225 747258 | 07796 170450  
Maddie.pyles@carterjonas.co.uk  
5-6 Wood Street, Bath, BA1 2JQ

## IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent

**The Forge Hairdressing, Beauford Square, Bath**  
**Approximate Gross Internal Area**  
**2,331 sq ft / 217 sq m**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8500819/OHL