

FREEHOLD RETAIL WITH DEVELOPMENT POTENTIAL

Carter Jonas

94-96 Walcot Street, Bath, BA1 5BG



VACANT POSSESSION

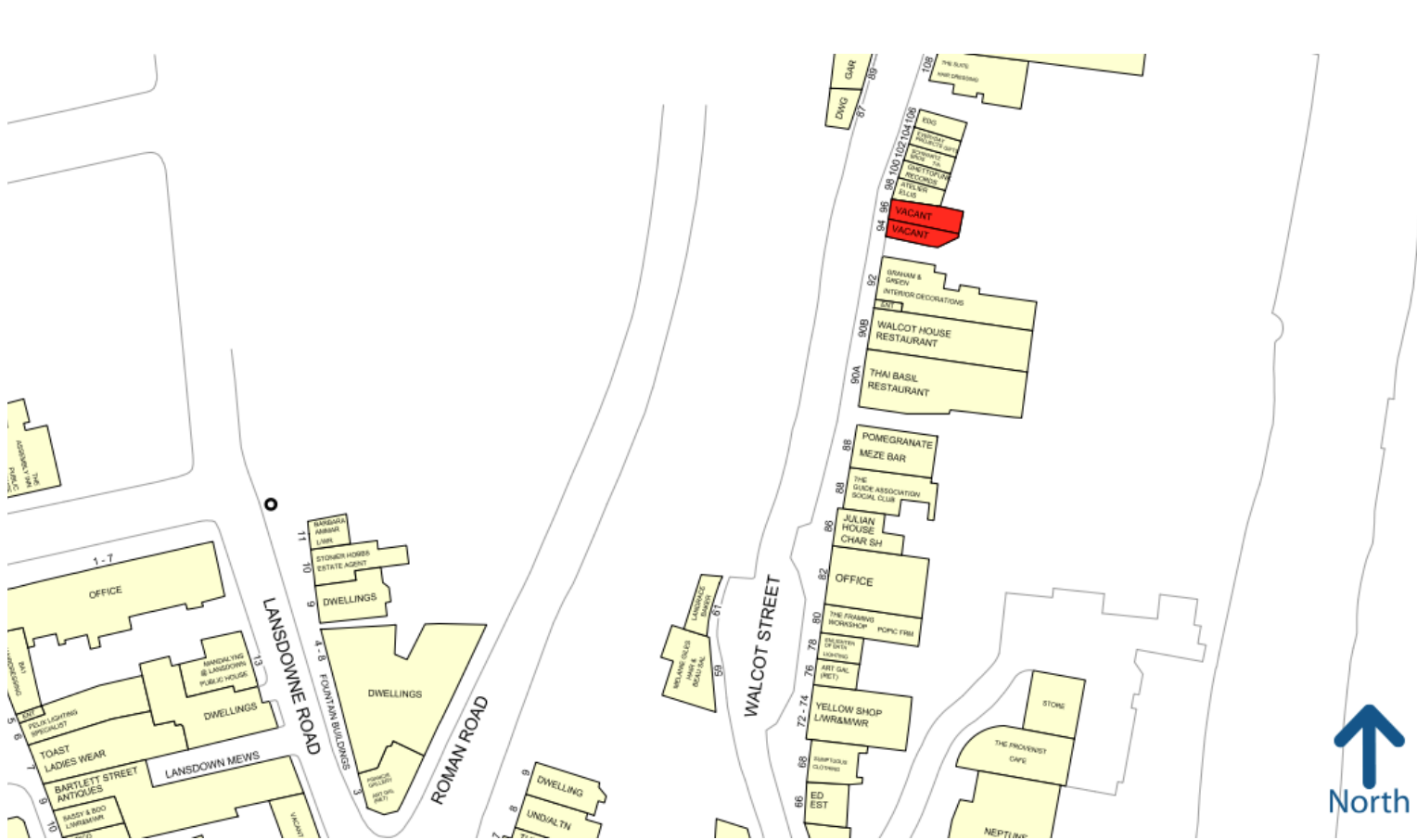
GRADE II LISTED BUILDING

RARE FREEHOLD

PROPERTY SUMMARY

- Grade II Listed
- Attractive Listed Georgian property arranged over basement, ground, first, and second floors.
- Being sold with vacant possession
- Commercial space comprises 811 ft² of sales space on the ground floor with 615 ft² of ancillary space at basement level
- In need of refurbishment and scope to develop.

- Attractive location on Walcot Street which is known as Bath's Artisan Quarter.
- Upper floors currently provide further ancillary / developable space comprising 956 ft²
- Close proximity to the Waitrose/John Lewis Home, with a 550 space multi-storey car park below
- Bath has significant untapped occupational demand across all sectors of the market
- Possible conversion of the upper or of the whole to residential (STP)



On behalf of Bath and North East Somerset Council

Carter Jonas

LOCATION

Bath is a city of international repute, 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.

The property is located on the eastern side of Walcot Street, one of the areas readily accessible from the centre of Bath. It is around 0.25 miles north east of the city centre. Walcot Street is often referred to as the 'Artisan Quarter' of the city due to its eclectic variety of unique and often boutique-style independent retailers. Examples include art galleries, designer furniture stores and specialist eateries.

Waitrose/John Lewis Home is also close by, with a 550space multi-storey car park below. Other nearby occupiers include Jim Lawrence, Neptune, The Suite, Graham and Green, Landrace Bakery and Walcot House.

DESCRIPTION

The property is Grade II Listed with Georgian Bath stone elevations beneath a slate mansard roof. The ground floor has a dual entrance from the street and offers generous sales space with ancillary accommodation at the rear. The basement, first and second floors provide additional storage space. The property also benefits from an attractive wide frontage onto Walcot Street.

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 Oliver Bonas, Hollister, Urban Outfitters, Tommy Hilfiger and TAG Heuer.

Kingsmead Square and Sawclose remain 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.

The former Gap and Bobbi Brown on Old Bond Street have welcomed Coppa Club and Sweet Little Things, both are now open and trading, and the former Woods stationers and Radley on Old Bond Street have also completed and welcomed Watchhouse and Monsoon.

The independent market has continued to go from strength to strength with a number of units in secondary locations being secured, such as the Tea Emporium and Botanical Studio on Union Passage, Always Sunday and 22 Roots and Records on Broad Street and Portofino and Magalleria on High Street and Upper Borough Walls. Milsom Place has welcomed the now trading Bosco to its strong line up of bar and restaurants and the former Yo-Sushi has recently gone under offer.

TENURE

Freehold for sale with vacant possession.

EPC

The property has an EPC rating of 'E'.

VAT

VAT will not be payable on the sale of this asset.

PROPOSAL AND METHOD OF SALE

Freehold offers are invited.

Best offers are invited by 12 noon Friday 8th March.

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.

Bath & North East Somerset Council is not bound to accept the highest or indeed any offer.

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ACCOMMODATION

Property	M ²	Ft ²
Basement	57.13	615
Ground Floor	75.34	811
First Floor	38.18	411
Second Floor	50.63	545
Total	221.28	2,382

LISTING

The property is Grade II Listed.

FLOOR PLANS

Floor plans will be made available to interested parties on application.



VIEWING & FURTHER INFORMATION

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

Philip Marshall

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Maddie Pyles

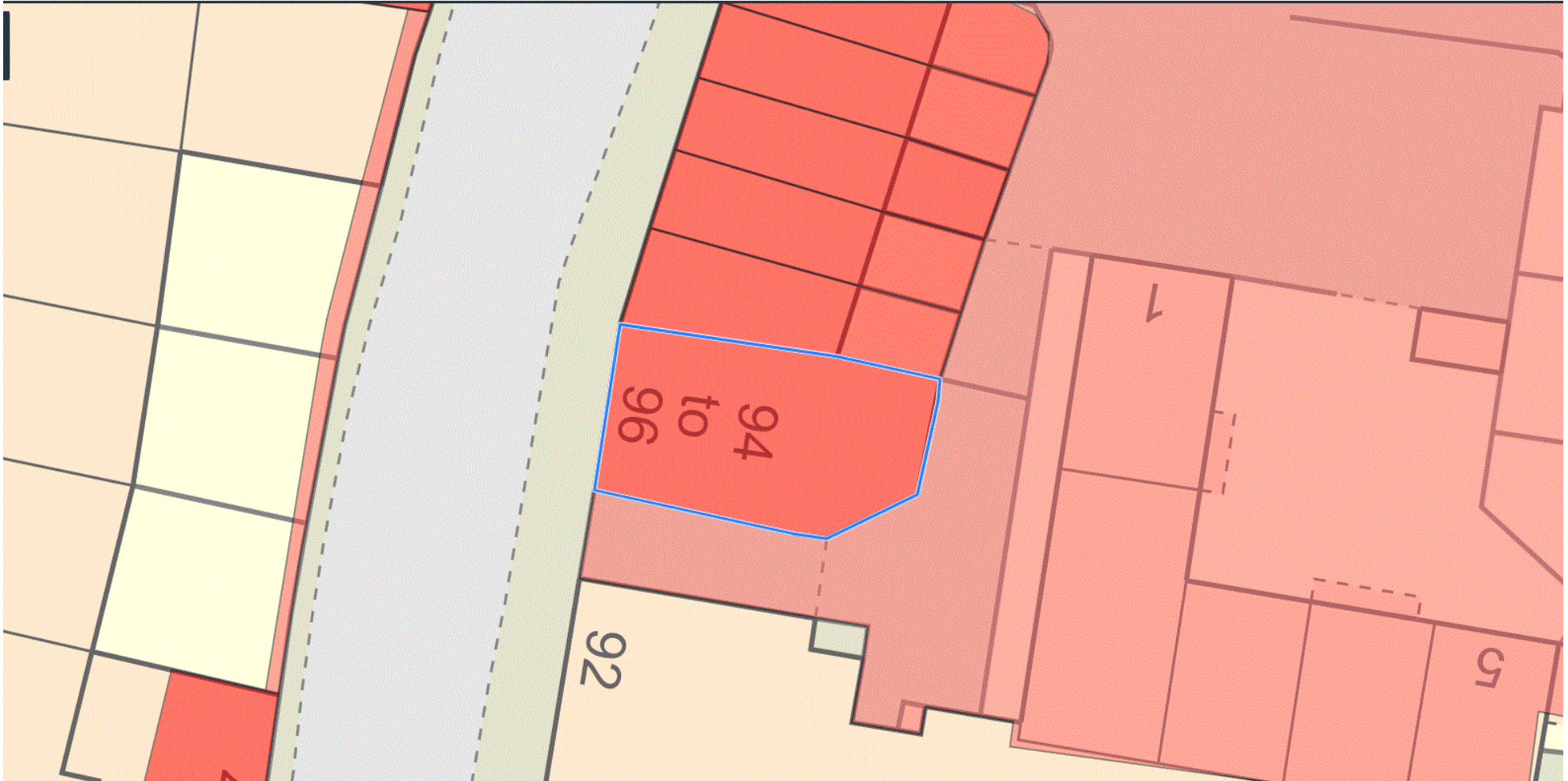
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IMPORTANT INFORMATION

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