

**PROPERTY INVESTMENT SALE**  
**ISABELLA HOUSE, THE AVENUE,**  
**COMBE DOWN, BATH**  
**(BUSINESS NOT AFFECTED)**



- **The long leasehold investment in this popular ground floor deli, café and catering kitchen is for sale.**
- **The property is let until May 2030 at £10,800 a year rent with review in June 2021 and three yearly thereafter.**

The Darling Deli Kitchen, now in its 19<sup>th</sup> year, will continue to trade unaffected. It offers homemade food to go, a day time café and an outside catering service to private and corporate clients.

Isabella House is situated in the village of Combe Down, a vibrant, upmarket community one mile from Bath city centre and within easy walking distance of several major schools and local businesses.

- **999 year lease for sale**
- **Offers invited on £180,000**

**[www.derekwalker.com](http://www.derekwalker.com)**

**Isabella House** was originally a mid-Victorian bakery. Its location in the centre of the village and its light and airy interiors make it very suited to use as a deli/café.

It has been divided to give the Deli, Tynings Estate Agent' office next door and three flats over, all held on 999 year leases.

The **shop** is a deep rectangle 4.5m x 16.7m with display window, deep windows to north and south, pleasing décor and wood effect flooring. The deli servery with counter and display fridges greets one on entering. Beyond is the café with informal seating for 22 and low screen to the kitchen area giving a clear view.

To the north is a private road serving this and other properties. It gives useful delivery access to the rear doors to the storeroom.

To the south is a courtyard and off that **two toilets** and the rear **storeroom**.



Free Parking can be found in the adjacent roads.

### EPC

Energy efficiency Rating 90 – Band D.

### Lease

The property is let until 31 May 2030 at a rent of £10,800, reviewed to the higher of RPI or the market rent in June 2021 and three yearly thereafter. The tenant is responsible for repair

and decoration to the interior and shop front and for contribution to repair of the building and insurance through a service charge.



### Business rates

Rateable Value £5,200.

### Tenure

A 999 year lease on the ground floor café at a ground rent of £100 a year is for sale.

### Planning

The property is listed as being of Architectural or Historic Interest Grade II.

### Price

**Offers are invited on £180,000 for the long lease, subject to the occupational lease.**

### Viewing

**Please do not call at the deli except as a customer. The staff are very busy and viewings will only be arranged with the agent.** For more information and inspection please contact Derek Walker on 01225 448944 [dwalker@derekwalker.co.uk](mailto:dwalker@derekwalker.co.uk)

**Note:** We have not tested equipment or services. Applicants should make their own investigations into working order or suitability. Those wishing to inspect are advised to check availability in advance.

### BA2 5EH