

**31 BELVEDERE**

**BATH**



**FREEHOLD INVESTMENT FOR SALE  
A COMPLETE GEORGIAN BUILDING ON  
GROUND, FIRST & BASEMENT FLOORS  
SITUATED IN A MAIN ROAD LOCATION JUST  
TO THE NORTH OF BATH CITY CENTRE**

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

31 Belvedere, Lansdown Road, Bath BA1 5HR

## ACCOMMODATION

The approximate dimensions and areas are as follows:

Ground Floor: Restaurant	Depth	13.18m
	Width	3.75m
	<b>Net Area</b>	<b>48.70sq m (524 sq ft)</b>
	Kitchen	20.17sq m (217 sq ft)
	WC	

Basement: Former Dining Area **32.02sq m (345 sq ft)**  
WCs

First Floor: Living Room, Kitchen, 2 Bedrooms and Bathroom

Outside: Front forecourt and rear garden.

## SERVICES

All mains services connected and in use.

## LOCAL TAXATION

The restaurant is assessed at Rateable Value £16,250. The flat is within band C for Council Tax purposes.

## ENERGY PERFORMANCE

The property is asset rated at 67, within Group C. Further information is available from the agent.

## LEASE

The lease is for a term of **15 years**, commencing 5 June 2020, on an internal repairing and insuring basis at an initial rent of **£20,000 a year**. Rent is due for review every fifth year of the term year, upward only.

## PRICE

Offers are invited for the freehold interest in excess of **£400,000**, subject to contract.

## COSTS

Each party to pay their own costs.

## VIEWING

**Only** by appointment with the agent, Derek Walker Chartered Surveyors **01225 448944**  
[gwalker@derekwalker.co.uk](mailto:gwalker@derekwalker.co.uk)

## NOTE

Please visit [www.derekwalker.com](http://www.derekwalker.com) to view our privacy policy.

We have not tested any equipment or services. Applicants should arrange for their own investigations into working order or suitability. Those wishing to inspect are advised to check availability in advance, particularly if travelling from a distance.