

**2 – 4 HENRY STREET, BATH  
CITY CENTRE FREEHOLD  
POTENTIAL INVESTMENT/CONVERSION**



- **Gross Internal Area approx 9,100 sq ft (846m<sup>2</sup>) excluding storage vaults**
- **Right in the heart of Bath, midway between the Abbey and the station**
- **One modern and 2 Georgian buildings linked on all 5 floors**
- **3 floors residential HMOs + consent for converting a further floor**
- **2 floors of offices let to three tenant businesses**

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These particulars are intended to give a fair description of the property but their accuracy is not guaranteed and they do not form part of an offer or contract.

Henry Street runs west to east from Marks & Spencer on Stall Street to Manvers Street, the road leading south directly to Bath Spa station. Close by are the SouthGate shopping centre, Parade Gardens and Bath Abbey.

Nos 2-4 face south on to Henry Street on the corner with the cobbled Orchard Street. 3 & 4 are Georgian (Grade II Listed); No.2 was built in the 1970s to match at the front; it is much deeper and has concrete floors.

Formerly all offices, three floors have been changed in recent years to HMOs and let to students. The 3<sup>rd</sup> floor also has consent for similar change of use. There is a lift between lower ground and 2<sup>nd</sup> floors.

### Ground Floor

West Office Suite (1,114 sq ft net internal area - 103m<sup>2</sup>). Open-plan + kitchen, meeting room and WC.

East Office Suite (360 sq ft – 33m<sup>2</sup>). 2 rooms+WC.

### First Floor

6 bed student flat + living room, 2 bathrooms, &WC.

### Second Floor

5 bedroom flat + kitchen-diner, bathroom, shower room. 1 bedroom has its own kitchen off.

### Third Floor

Office Suite, part-open plan + 4 rooms, kitchen and WC. (1,252 sq ft net internal area – 116m<sup>2</sup>).

This floor has consent for conversion to a 6 bedroom flat + living room, kitchen and 2 bathrooms.

### Lower Ground Floor (“14 Orchard Street”)

5 bedroom flat with living room and 2 bathrooms. Access is from Orchard Street.

There are also 4 storage vaults, total 540 sq ft - 50m<sup>2</sup>.

### TENANCIES

Ground Floor (W) let to Digitalbox at £19,000 pa till 31/1/23. Mutual breaks in 1/7/21 and 7/5/22.

Ground Floor (E) let to Bath Holiday Company at £8,000 pa to 6/5/23 – mutual break option 7/5/22.

1<sup>st</sup> Floor was let at £43,200 pa. Tenancy ended 2021.

2<sup>nd</sup> Floor let at £37,800 pa till 30/6/21.

3<sup>rd</sup> Floor let to Cylix at £24,000 pa till 30/6/22, mutual break option 30/2/21.

Lower Ground was let at £33,000 pa, ended 2021.

### LOCAL TAXATION

The 3<sup>rd</sup> floor has a Rateable Value of £15,250.

Ground Floor offices have RVs £14,500 and £4,600.

The 1<sup>st</sup> and 2<sup>nd</sup> floors are in Council Tax Band F.

The Lower Ground is in Council Tax Band E.

### PRICE

The freehold is for sale at **£2,400,000** (no VAT).

**EPCs:** 3 floors are energy performance assessed in Band D, one in Band B and one in Band C.

### VIEWING

By prior appointment only, through the agents:

Derek Walker, Chartered Surveyors.

Ref: Hugh Warren, [hwarren@derekwalker.co.uk](mailto:hwarren@derekwalker.co.uk)

**NOTE:** We have not tested any equipment or services. Applicants should arrange for their own investigations into working order or suitability. Those travelling to inspect are advised to check availability in advance. To view our privacy policy please visit [www.derekwalker.com](http://www.derekwalker.com) **2-4 Henry Street BA1 1JT**

