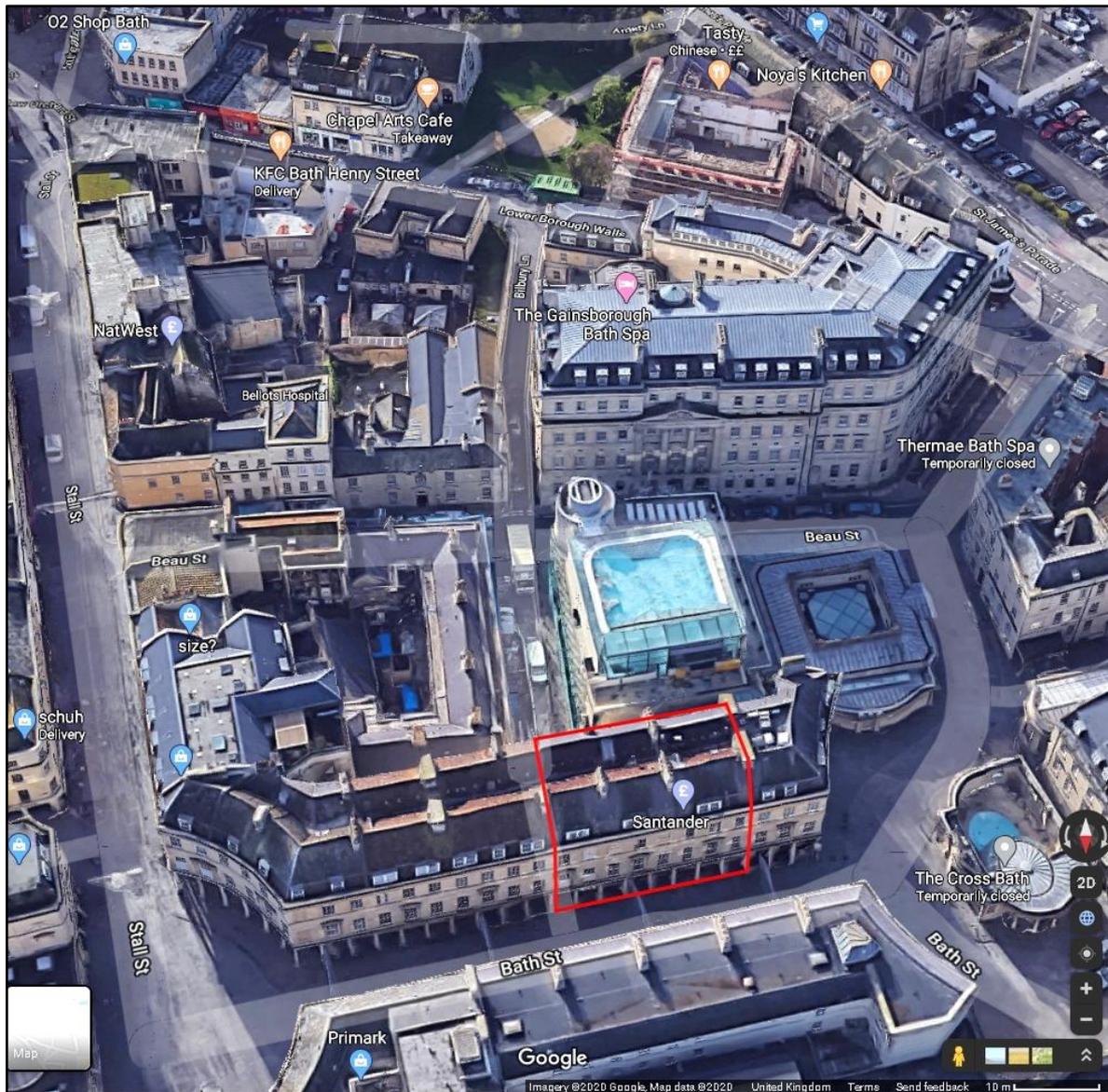


BATH CITY CENTRE - BANK INVESTMENT



5 AND 6 BATH STREET, BATH BA1 1SA

- Secure income let to Santander UK PLC
- Grade 1 Listed Georgian Terrace
- Let until 24 December 2023
- Bath - a World Heritage Site attracting 6 million visitors in 2019
- Next to Thermae Bath Spa
- 4.7% initial yield and valuable reversion

www.derekwalker.com

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.

Internationally famous for its Roman Baths and Georgian architecture, Bath is a World Heritage Site drawing visitors from near and far.

Bath Street was designed and built in the 1790's to connect the Cross Bath to the Roman Baths and Pump Room complex in covered promenades. It now houses shops, offices and the Bath Spa reception on the south side.

Construction is of Bath stone under slate mansard roofs. No. 5, nearest Stall Street, extends over the colonnaded archway to Bilbury Lane through which can be seen the magnificent glass wall of the Spa Bath reflecting the Georgian almshouse opposite.

Nearby Stall Street is the City's prime shopping spine and houses the exit and gift shop from the Roman Baths, visited by 1.3 million people in 2018.

The business accommodation comprises:

	Net internal	
	SQ M	SQ FT
Ground floor – banking hall	105	1,133
Basement offices	62	669
Basement store	35	351
First floor - offices	106	1,139
Second floor -offices	61	654
Third floor - offices	<u>47</u>	<u>505</u>
Totals	416	4,451

In the upper floors of 5 Bath Street, with separate access from Bilbury Lane, **are three one bedroom and one two bedroom flats**. The upper floor offices in 6 Bath Street also have an entrance off Bilbury Lane as well as the stair from the ground floor.

Gross internal area approx. 948 M² (10,200 sq ft)

BUSINESS RATES

Bank and premises, Rateable Value £89,500

Tenure

Freehold

Lease

The whole property is let for 35 years from 25 December 1988 at a current rent of £140,000 a year. The tenant is responsible for full repair and insurance.

EPC: energy performance asset rating is 67(Band C)

Price

Offers on £2,800,000 are invited for the freehold interest.

VIEWING

By arrangement with the agents:

Derek Walker, Chartered Surveyors.

Ref: Derek Walker. dwalker@derekwalker.co.uk

And Geoffrey Walker. gwalker@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. To view our privacy policy visit www.derekwalker.com

