



Chartered Surveyors

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118 WALCOT STREET

BATH

FOR SALE



118a WALCOT STREET - LET

PRODUCING £11,500 A YEAR

118b WALCOT STREET- LET

PRODUCING £13,000 A YEAR

SITUATED IN BATH'S POPULAR ARTISAN QUARTER

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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.

118 Walcot Street, Bath BA1 5BG

ACCOMMODATION:

The approximate dimensions and areas of both shops together are:

Ground Floor: Shop	Max Width	9.17m
	Max Depth	5.11m
	NET SALES AREA	48.48 sq m (522 sq ft)

Basement:	STORAGE	33.85 sq m (364 sq ft)
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Additional vaulted areas. WCs.

SERVICES:

Mains water, electricity and drainage connected and in use. Night storage heating.

RATING:

There are two assessments. 118a is assessed at Rateable Value £9400, 118b at Rateable Value £10,250.

ENERGY PERFORMANCE:

Asset rated 66 within Group C. Further information available from the agent.

LEASE:

118a is let until May 2024 on an effective full repairing and insuring lease producing £11,500 a year. 118b is let until March 2025 on an effective full repairing and insuring lease producing £13,000 a year. Total income **£24,500** a year.

PRICE:

Offers are invited at **£345,000**, subject to contract, for the long leasehold interests. A return of 7% before costs.

COSTS:

Each party to pay their own costs.

VIEWING:

By appointment with Derek Walker Chartered Surveyors **01225 448944**. gwalker@derekwalker.co.uk

NOTE:

Please visit 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.