



Chartered Surveyors

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CENTRAL BATH FREEHOLD INVESTMENT FOR SALE



32 GAY STREET, BATH

**Income from ground, basement and first floors in commercial use
Ground and basement floors let to Hamptons - part of Countrywide
(Top 2 floors are self-contained flats held by others on 999 year leases)**

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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.

Gay Street rises northwards from Queen Square in Bath's prime professional office area. No.32 faces west just below George Street and opposite the road to Royal Victoria Park. It is "Listed" Grade II.

There is some metered parking close by in Queens Parade Place; the main Charlotte Street public car park is within 5 minutes' walk.

The ground and basement floors are occupied by Hamptons estate agents (part of the Countrywide group).

The first floor is let to Ms V Topping, an artist and illustrator making prints and digital paintings.

Ground Floor: Office/Showroom 63.8m² - 682 sq ft

Basement: Office, Kitchen, Store Rooms and WCs 59.5m² – 640 sq ft (excluding under pavement vaults)

Courtyard: a paved area accessed from the basement's rear door.

First Floor: Offices 71.2m² – 767 sq ft, including small kitchen to the rear of ground floor hallway.

There are two further WCs off the half landing between ground and first floors.

Flats: the flat owners have 999 year leases from December 1984 and pay rents of £50 per annum each (£100 each from 2050). They pay their due shares of building insurance and maintenance.

PRICE

32 Gay Street is for sale freehold at **£695,000** (no VAT) the purchaser simultaneously acquiring the 999 year headlease from 2018 of the three lower floors in commercial use.

Hamptons' occupational lease of the ground and basement floors was for 10 years, expiring 19 Sept 2024. The rent for the remainder of the term is £30,000pa.

The first floor lease was for 3 years from May 2021 at £15,000pa, security of tenure excluded.

VIEWING

By prior appointment through the agents:
Derek Walker, Chartered Surveyors
Ref: Hugh Warren hwarren@derekwalker.co.uk

NOTE: Offices measured to IPMS3.

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 **BA1 2NT**

