

19/20
GREEN STREET
BATH
BA1 2JZ

Rare Freehold Retail
Investment Opportunity
in the Centre of Bath





INVESTMENT SUMMARY

- ▶ Located in the historic and affluent city of Bath.
- ▶ Situated on the southern side of Green Street in the heart of the city Centre.
- ▶ Two self-contained retail units producing a current income of £85,500 pa.
- ▶ Freehold.
- ▶ Offers in excess of **£1,144,000 (ONE MILLION, ONE HUNDRED AND FORTY FOUR THOUSAND POUNDS)** subject to contract and exclusive of VAT.
- ▶ **Net initial yield of 7%** after allowance for purchasers costs of 6.07%.

- Bath Rugby Club
- Bath Spa Railway Station
- Southgate Shopping Centre
- Bath Abbey
- Roman Baths
- Central Bath
- 19-20 Green Street**



BATH

Bath is an affluent cathedral city in the picturesque county of Somerset in Southwest England. The city is a Unesco World Heritage site and is located approximately 9 miles (14.52 km) southeast of Bristol, 53 miles (86.53 km) southwest of Oxford and 84 miles (135 km) west of London.

Bath has a population of approximately 90,000 residents and benefits from a diverse demographic profile including a substantial student population, owing to the presence of the University of Bath and Bath Spa University.

The City's status as a major tourist destination significantly boosts footfall. Bath attracts around 4-million-day

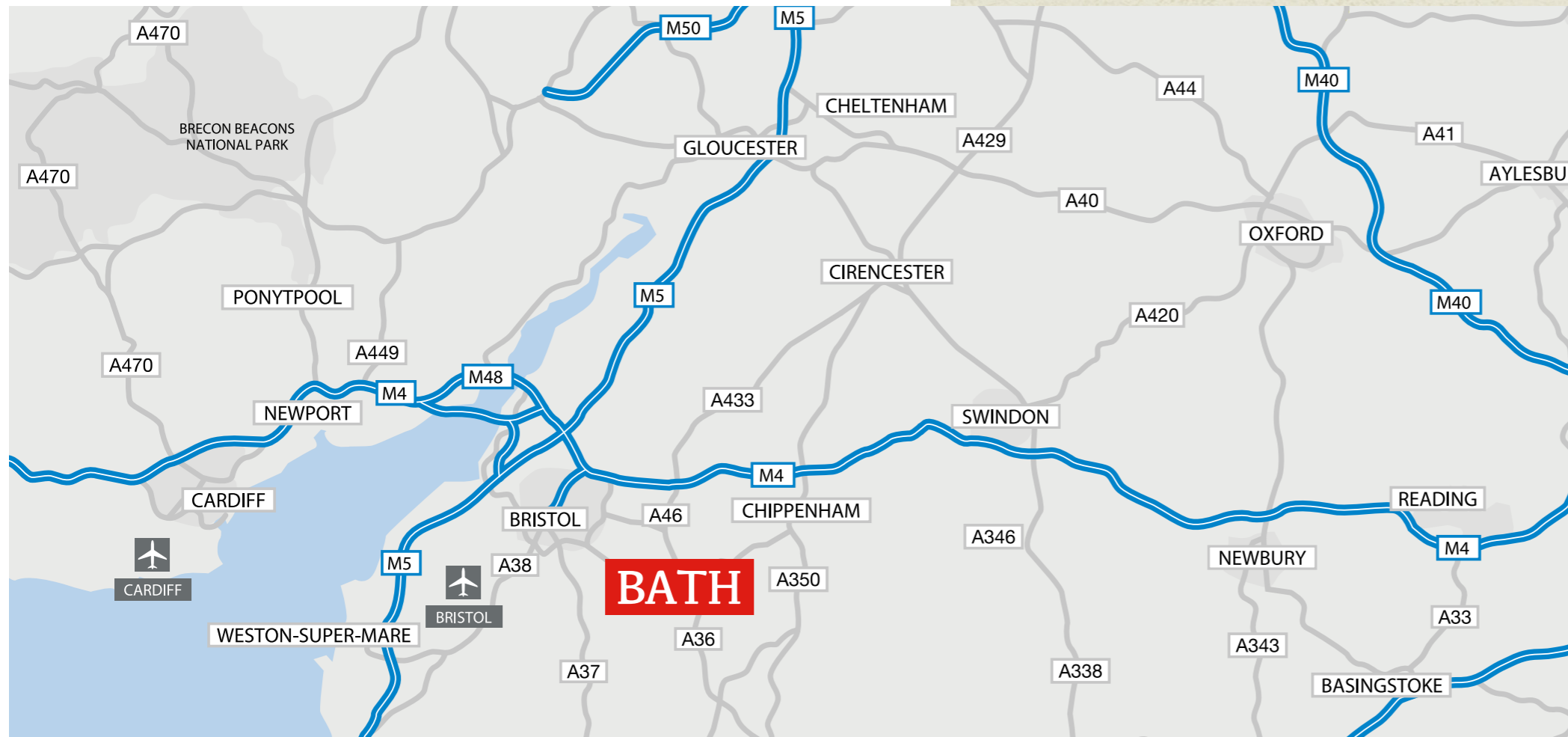
visitors and 1 million overnight visitors each year, drawn by its historic sites, cultural festivals and excellent retail offerings.

This influx of tourists particularly during peak seasons and events provides a steady stream of customers to local retailers.

Bath is set to have its retail, leisure and residential offering enhanced further by the Bath Quays regeneration scheme which is due to commence in phases later in 2024.

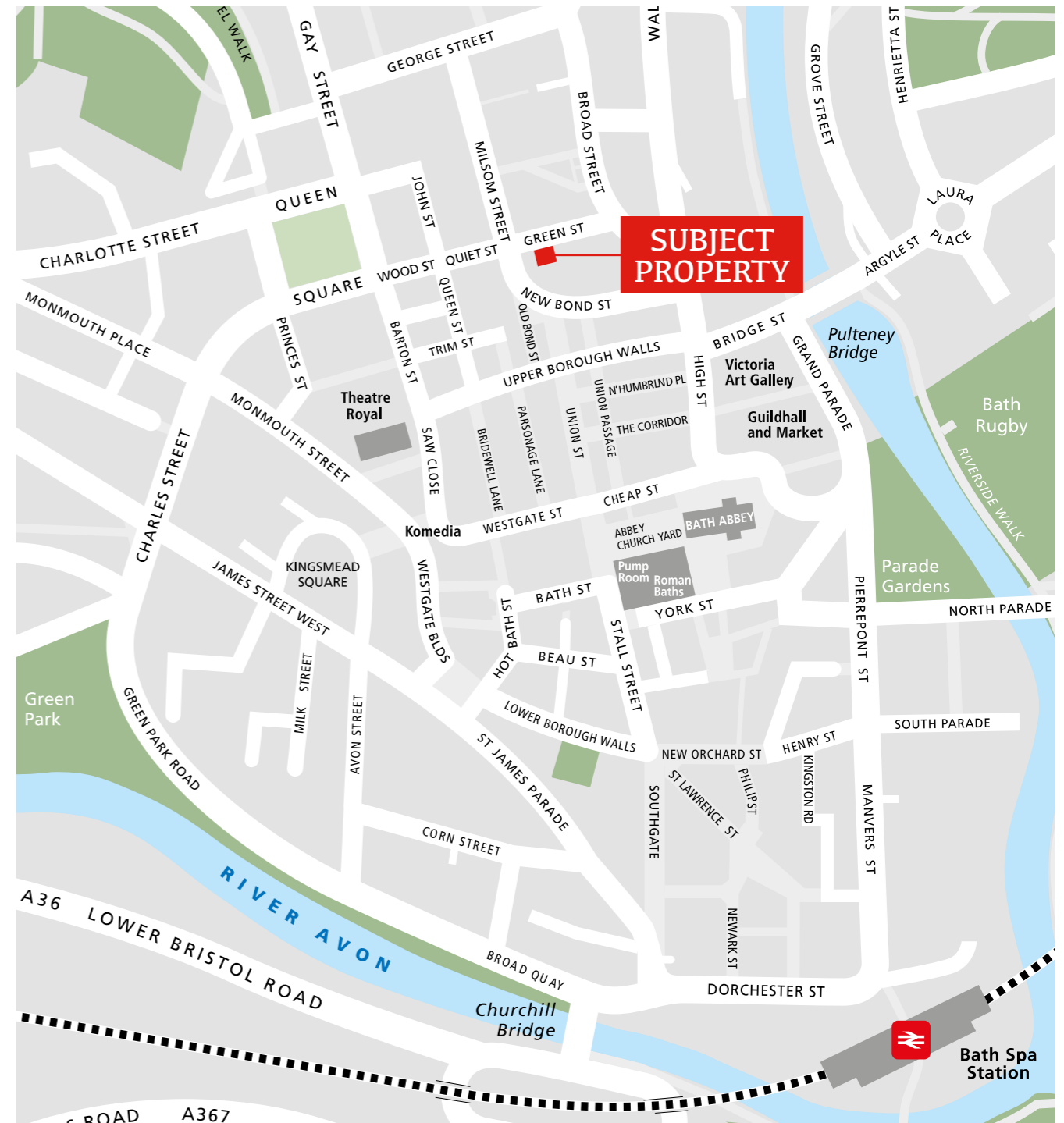
Further information is available at:

<https://www.bathquaysnorth.com/the-development>



SITUATION

19/20 Green Street Bath is situated on the south side of the pedestrianised Green Street. Local occupiers in the surrounding area include: Lloyds Bank, Whistles, French Connection, Kiehls, M&S, Boots, Superdrug, Greggs.



COMMUNICATIONS



BY CAR

Bath's strategic location in Southwest England means the city is easily accessible via the M4 motorway which links Bath to London to the east and Bristol to the west. Additionally, the A46 connects Bath to the M4 providing a direct route for those travelling from the Midlands and the North.



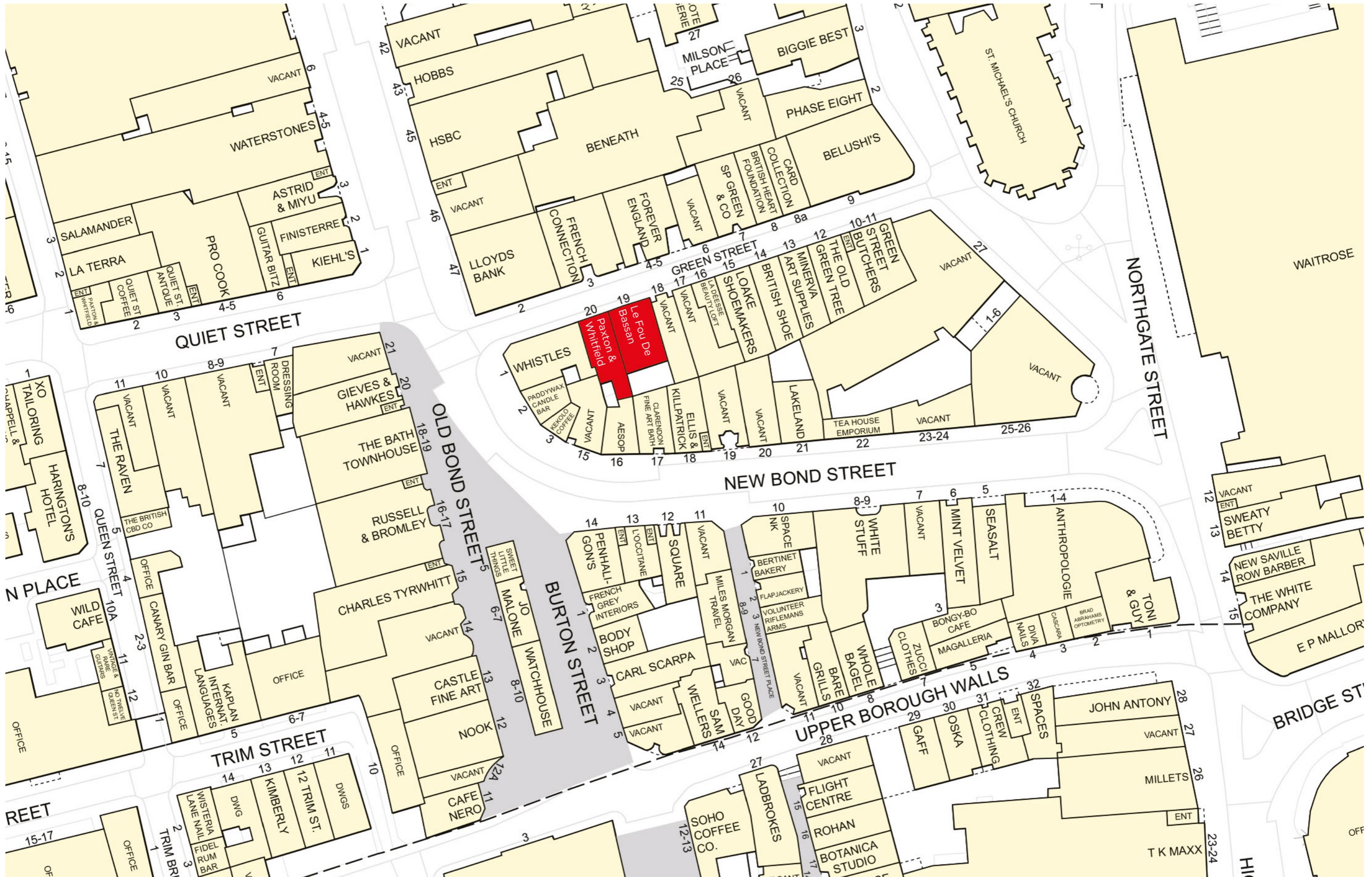
BY TRAIN

Bath Spa Railway Station serves as a major rail hub offering regular direct services to London Paddington to the east in an approximate journey time of 90 minutes and Bristol and Cardiff in the West in an approximate journey time of 12 minutes and 1 hour respectively.



BY AIR

Bristol International Airport further enhances Bath's accessibility. Located approximately 20 miles from Bath, the airport offers flights to numerous destinations across Europe.



DESCRIPTION

The subject property comprises two adjoining self-contained retail units as follows:

19 GREEN STREET

19 Green Street is built up over basement ground and three upper floors. The ground floor has an entrance fronting onto Green Street and is currently being fitted out as a sales area by the tenant. The basement is accessed via a staircase at the front of the unit and is also fitted out as an additional sales area. The first floor is used as a storage and ancillary space.

The second and third floor comprises a maisonette flat which is currently utilised as further storage and ancillary space by the tenant. There is a separate self-contained entrance to the first second and third floor accommodation fronting onto Green Street.

20 GREEN STREET

20 Green Street is built up over ground and two upper floors. The ground floor has an entrance fronting onto Green Street and has recently been fitted out as a cheese shop. The first and second floor accommodation is currently utilised as storage and ancillary space.

ACCOMMODATION

Floor	Area (Sq ft)	Area (Sq m)
19 Green Street		
Ground Floor Sales	771	71.63
Ground Floor ITZA	455	42.27
Basement	557	51.75
First Floor Ancillary	492	45.71
Second and Third Floor Resi	n/a	n/a
Sub Total	1,820	169.09
20 Green Street		
Ground Floor Sales	553	51.37
Ground Floor ITZA	397	36.88
First Floor Ancillary	221	20.53
Second Floor Ancillary	245	22.76
Sub Total	1,019	94.66
Total	2,839	263.75



TENANCY

TENURE

The subject property is multi let producing a current income of £85,500 per annum as per the tenancy and accommodation schedule below:

Freehold.

Property/Unit	Tenant	Area (Sq ft)	Area (Sq m)	Lease Start	Lease End	Term	Rent Review	Reviewed	Break Date	Rent (£pa)	Comments
19 Green Street	Architecture Moderne Ltd. t/a Le Fou De Bassan.	1,820	169.09	31-Jan-23	30-Jan-33	10 Yrs	21-Jan-28	5 yr	31-Jan-28	£48,000	Tenant currently fitting out. Tenant Option to break at 6 months notice.
20 Green Street	Paxton & Whitfield Ltd.	1,019	94.66	16-Jan-24	15-Jan-34	10 Yrs	16-Jan-29	5 yrs	16-Jan-29	£37,500	Tenant option to break at 6 months notice.
Total		2,839	263.75							£85,500	



COVENANT

LE FOU DE BASSAN

Le Fou De Bassan is an independent Furniture and interior design specialist focusing on the sale of furniture, books and art. They have had a presence in bath for many years and have recently moved from 4/5 Green Street into 19 Green Street. The tenant is currently fitting out their store.



PAXTON & WHITFIELD

Paxton & Whitfield are a historic cheesemonger dating back to 1797. They are recognised as one of the Royal family's official cheese providers and have several stores across the country to include: St James and Chelsea in London, Bath and Canterbury.





VAT

Value added tax will be applicable to the sale of this property and it is anticipated that the transaction will be treated as a TOGC.

PROPOSAL

Offers in excess of **£1,144,000 (ONE MILLION, ONE HUNDRED AND FORTY FOUR THOUSAND POUNDS)** subject to contract and exclusive of VAT. **Net initial yield of 7% after allowance for purchaser's costs of 6.07%.**

FURTHER INFORMATION

Should you wish to view the property or require any further information please contact the sole agents.

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SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT

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12. These details were prepared as of SEPTEMBER 2024