BATH — MIXED INVESTMENT OPPORTUNITY

Carter Jonas



1 Northumberland Buildings & 8 Queen Street, Bath, BA1 2JB



Queen's Street Elevation

LOCATION

Bath is an attractive historic city, famous worldwide for its impressive architecture and Roman Baths. The city has been designated by UNESCO as World Heritage Site and is an internationally renewed tourist destination, attracting almost 5 million tourists per annum.

The city is accessed via the National Motorway network at Junction 18 of M4 and the A46 southbound respectively, thus providing good commuter routes to the South West and West Midlands. The city of Bristol is situated approximately 13 miles North West of Bath and can be accessed via the main A4 highway which ultimately links Bath with Bristol.

Bath is located 100 miles (160 kilometres) from central London, with direct access from Bath Spa Railway station with an average journey time of 90 minutes. Bristol is approximately 13 miles away with an average journey time of 11 minutes.

The frontage of the property is on Northumberland Buildings with a return frontage to Queen Street.





INVESTMENT SUMMARY

- The unit comprises offices, retail and hotel use over 5 floors providing a mix of income from various sources.
- Bath is a UNESCO World Heritage Site and is an internationally renowned tourist destination attracting almost 5 million tourists a year.
- Northumberland Buildings fronts Wood Street, just off Queen Square within the heart of Bath City Centre. The area provides a mix of offices, restaurants and central shopping with renowned Milsom Street immediately to the east, home to many retailers including Waterstones, Me & Em, Hobbs, Whistles and Knoops. There are also nearby hotels and residential properties.
- Prominent corner position on central Georgian terrace.
- Grade II* Listed.
- Highly sought after location.
- **Total passing rent:** £68,666 per annum (one floor vacant—ERV when fully let £81,666)
- **Guide price**: Offers in excess of £800,000
- **Net Initial Yield: 8.14% with scope when fully let for 9.68%**



Tenancy Schedule

Floor	Tenant	Expiry	Rent	Outside 54 Act?	Break	EPC
Ground	XO Express Tailoring UK Limited	30/6/2028	£32,000	Yes	N/A	E (08/08/2033)
Basement Part GF	P O'Sullivan & M O'Sullivan (Hotel Use)	28/09/2026	£10,666	No	N/A	D (01/08/2033)
1F Offices	Sophem Limited t/a Inspire Architects	13/11/2028	£13,000	Yes	N/A	E (30/10/2033)
2F Offices	Vacant	N/a	ERV £13,000	N/a	N/a	E (30/10/2033)
3F Offices	Wood Street Psychoterapy Limited	31/07/2029	£13,000	Yes	28/02/2027	E (30/10/2033)

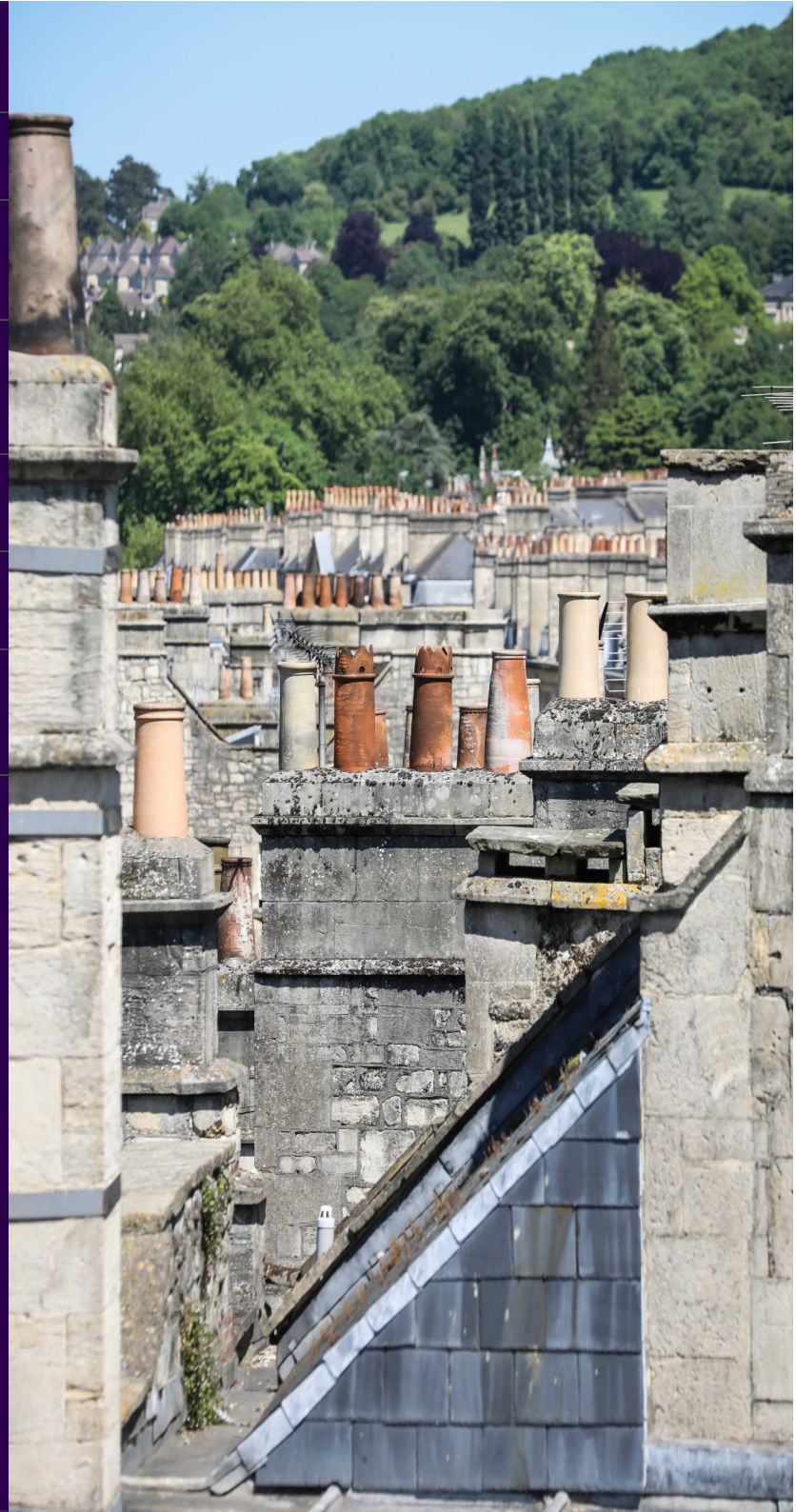
Total rent £68,666

Estimated rent when fully let - £81,666

2nd Floor Offices

These are on the market to let at £13,000 per annum.

This investment presents a rare opportunity to acquire a high profile commercial property in a desirable and prominent location and with a mix of income from various sources.



ACCOMMODATION

		Sq Ft	Sq M
Hotel			
GF Reception		143	13.3
1F Bedroom		152	14.1
LGF Storage		865	80.4
Shop			
GF Sales	Zone A	256	23.8
	Zone B	77	7.2
Rear Store		143	13.3
Kitchen		48	4.5
Offices			
First Floor		584	54.3
Second Floor		627	58.25
Third Floor		682	63.4

TENURE

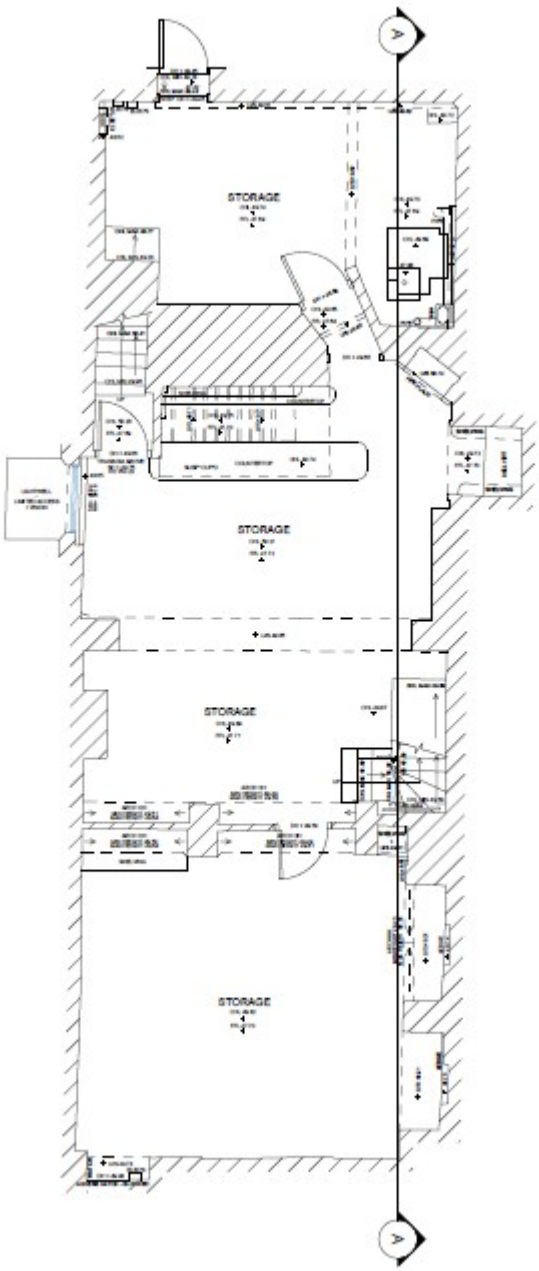
Freehold

VAT

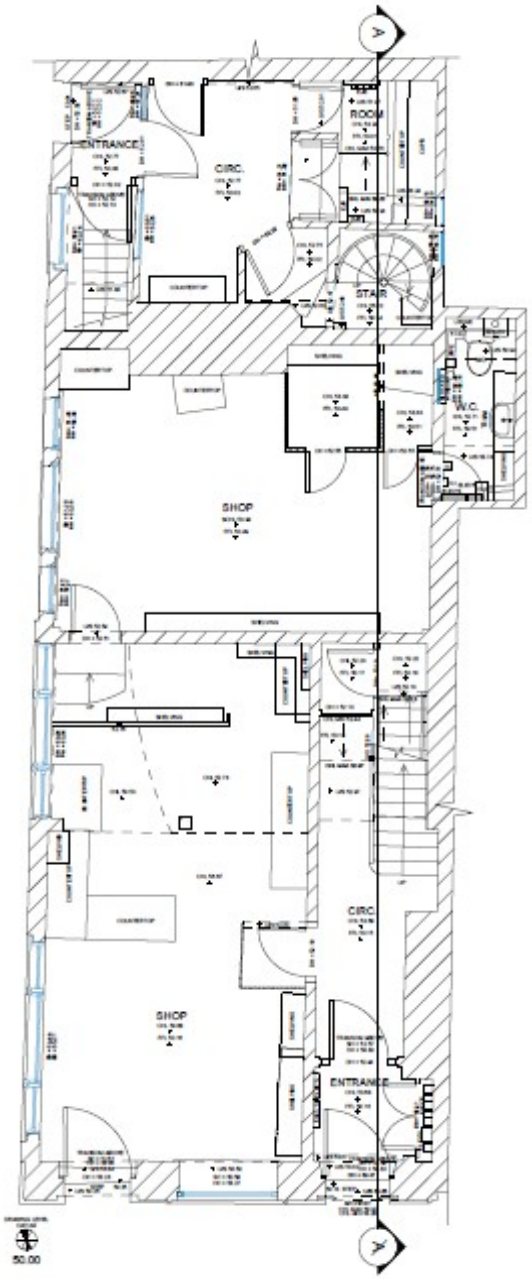
The property is elected for VAT



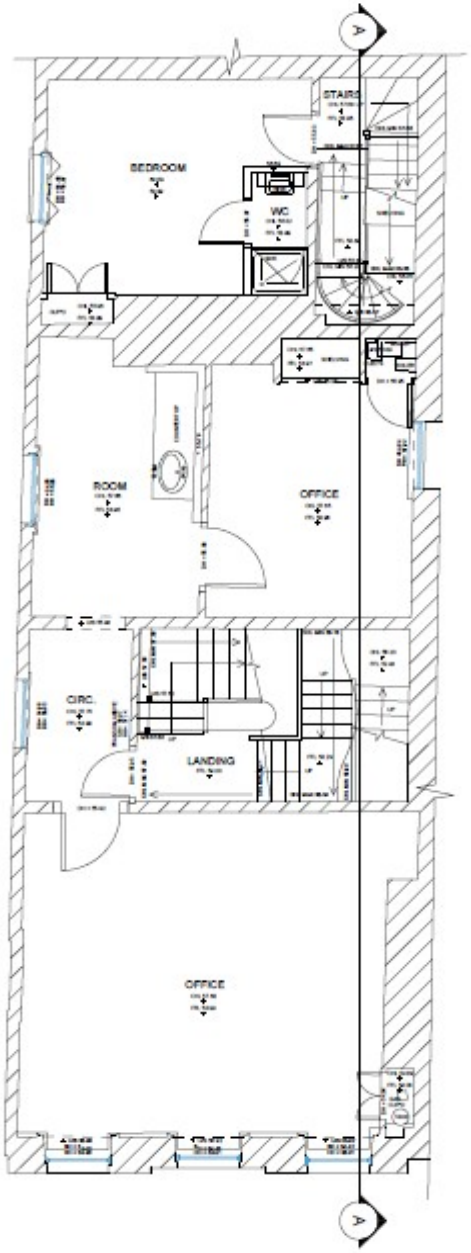
FLOOR PLANS



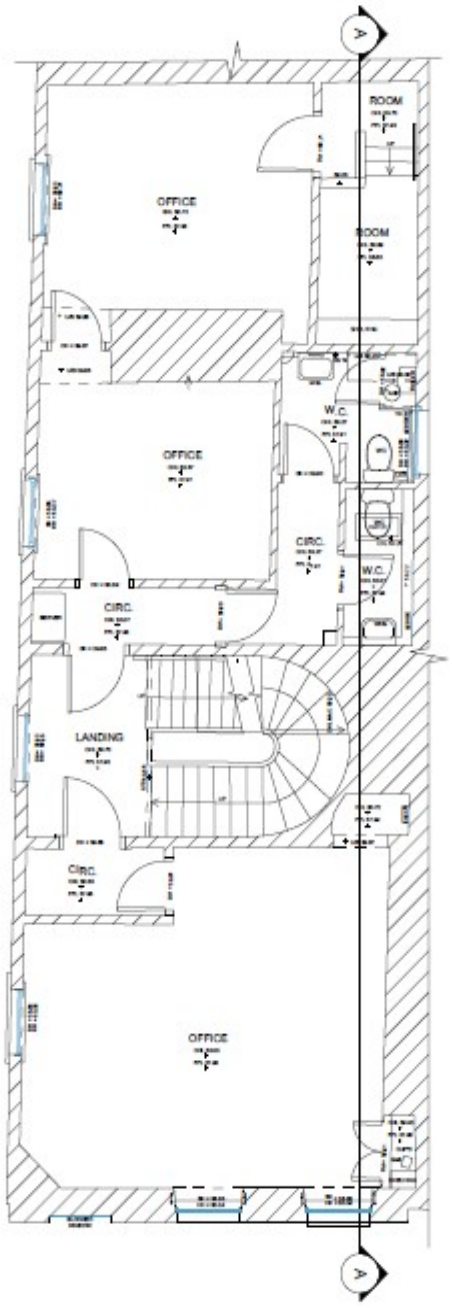
Basement



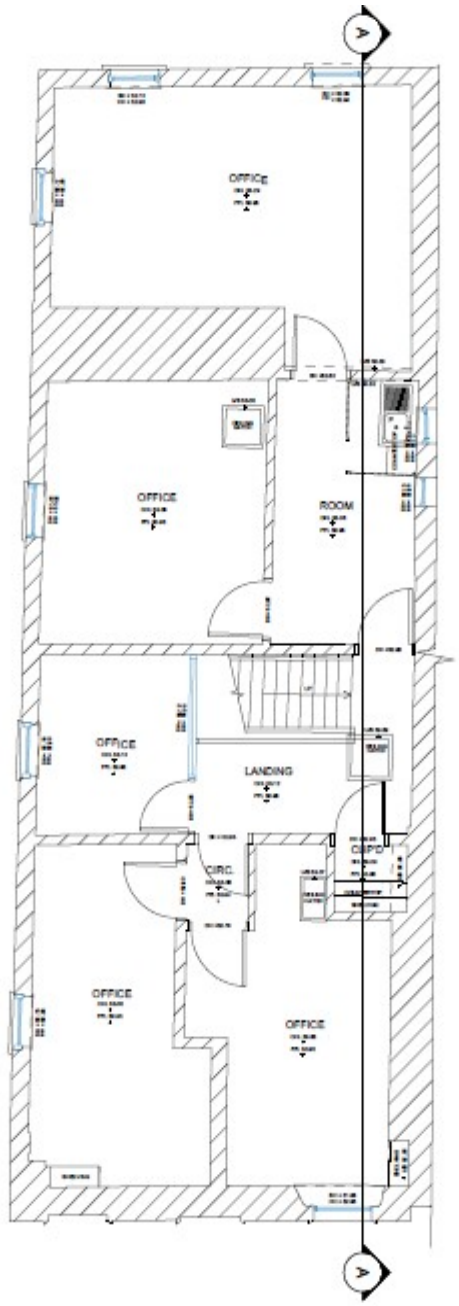
Ground Floor



First Floor



Second Floor



Third Floor

Full floor plans available upon request.



ANTI-MONEY LAUNDERING CHECKS

From May 2025, The Office of Financial Sanction Implementation (OFSI) requires Carter Jonas to carry out AML checks on all tenants, guarantors and purchasers of commercial property. Where deals are agreed, the relevant parties will be emailed with a link to cover this requirement. Alternatively, Carter Jonas will require photo identification (passport or driving licence) and proof of home address (e.g—recent utility bill) so the required checks can be undertaken.

FURTHER INFORMATION

Should you require further information please contact:

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June 2026

SUBJECT TO CONTRACT

Carter Jonas

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.