

BATH RETAIL INVESTMENT OPPORTUNITY **Carter Jonas**



1 New Bond Street Buildings & 21 Green Street, Bath

INVESTMENT SUMMARY

- Bath is considered one of the UK's best retail destinations and has recently been ranked the top destination in the world to visit in the Times New York Magazine.
- Bath is a UNESCO World Heritage Site and is an internationally renowned tourist destination attracting almost 5 million tourists a year.
- New Bond Street Buildings is one of the busiest and up-market streets in Bath, with nearby retailers including Aesop, Space NK, Jo Malone, Watchhouse Cafe, Kiehl's and Anthropologie.
- The property offers the opportunity to re develop the upper floors —subject to planning.
- Highly sought after location by fashion led retailers.
- **Total passing rent:** £87,500.00 per annum
- **Guide price:** £1.2 million
- **Net Initial Yield:** 6.90% after allowing for usual purchase costs





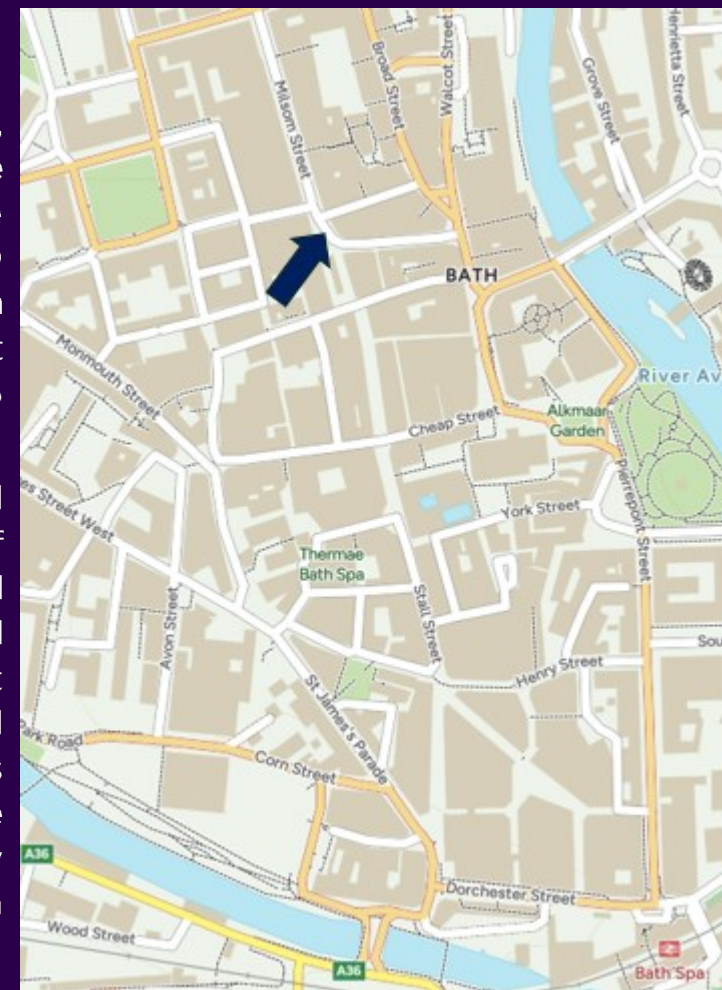
LOCATION

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 property is located on New Bond Street Buildings at the foot of Milsom Street.



Retailing in Bath

Bath is one of the UK's leading retail destinations, scoring a high 10th out of 200 on the PMA retail score, which is based on the number of retailers located in the city. The total city centre retail floor space in Bath is estimated at 1.43 million square feet.

Historically vacancy rates have remained well below the national average in Bath with the city centre remaining an attractive destination for not only the national occupiers but the independents too.

The Milsom Quarter which forms Milsom Street, Old Bond Street and New Bond Street has welcomed a number of new retailers in the last 12 months including ME + EM, Brora, Cambridge Satchel, Rodd & Gunn and Albaray.

Planning

This investment presents a rare opportunity to acquire a high profile commercial property in a desirable and prominent retail location with the added potential to unlock further value through the redevelopment of the upper floors into residential accommodation, subject to obtaining the necessary planning and Listed Building consents.

Tenant information

Whistles Holdings Limited—Creditsafe risk score 69 and International score B.

Length of lease: 5 years from and including 10 November 2021. The lease is protected under the 1954 Landlord and Tenant Act.

Rent: £87,500 per annum

No discussions have been had with Whistles regarding renewal of the lease. We believe the reletting opportunities to be strong.



ACCOMMODATION

Floor areas as agreed at last rent review. Floorplans are available from the agents.

		Sq Ft
Ground Floor	Zone A	418
	Zone B	390
	Zone C	93
First Floor	Sales	471
First Floor	Storage	204
Mezzanine	Storage	242
Second Floor	Storage	340
Third Floor	Storage	533
Basement	Ancillary	337

Total

3,028 sq ft

EPC

EPC—C (72)

VAT

The property is elected for VAT

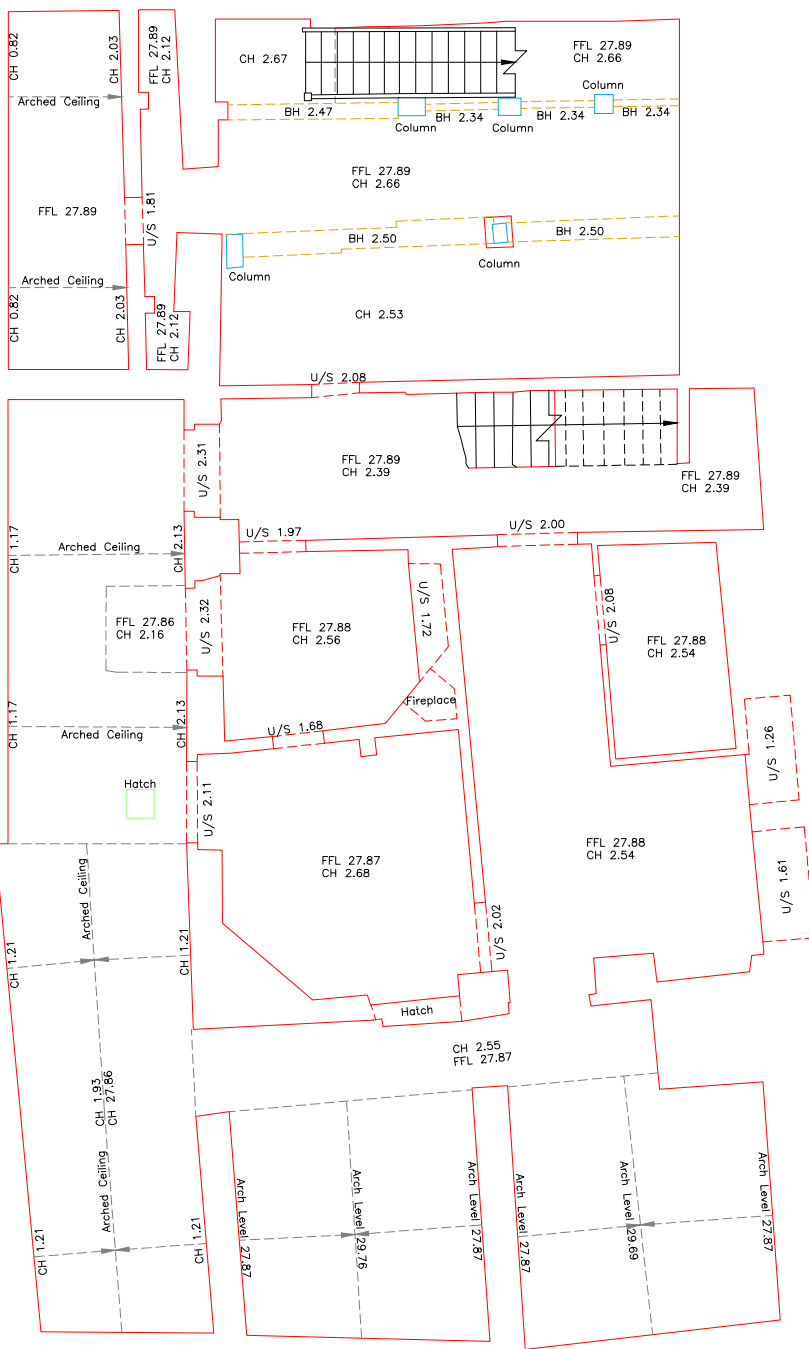
TENURE

Freehold

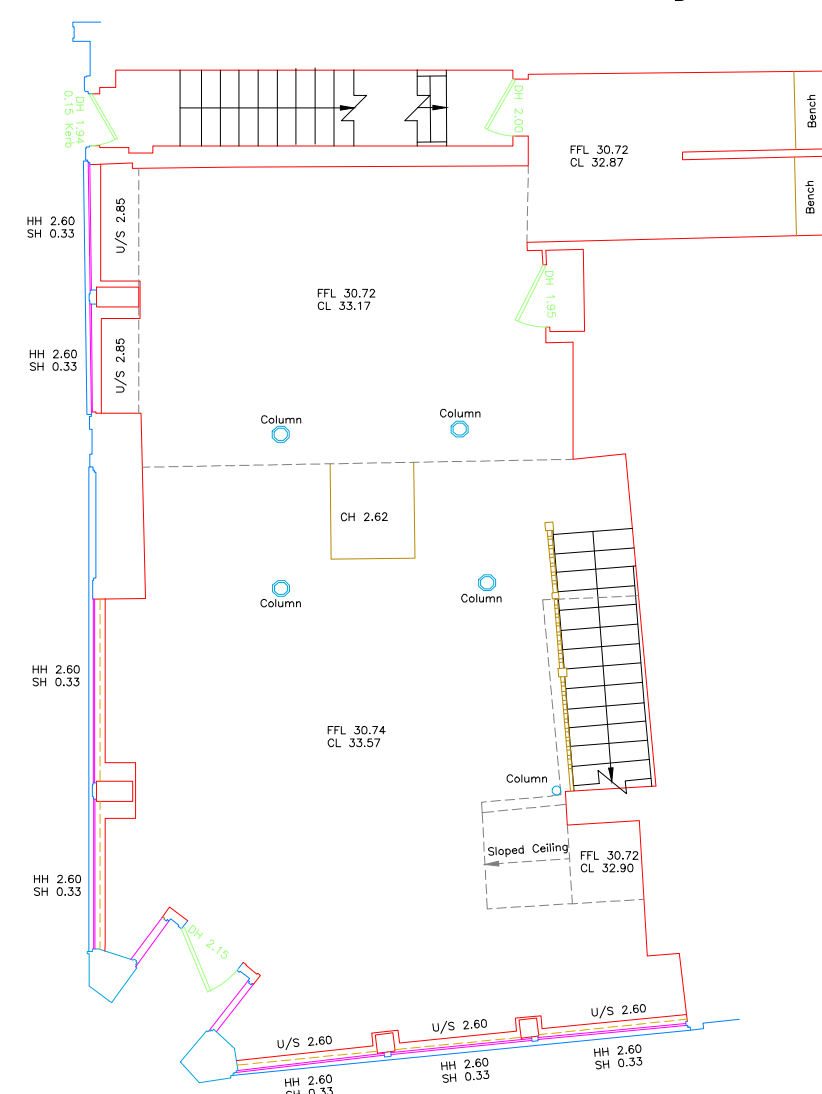




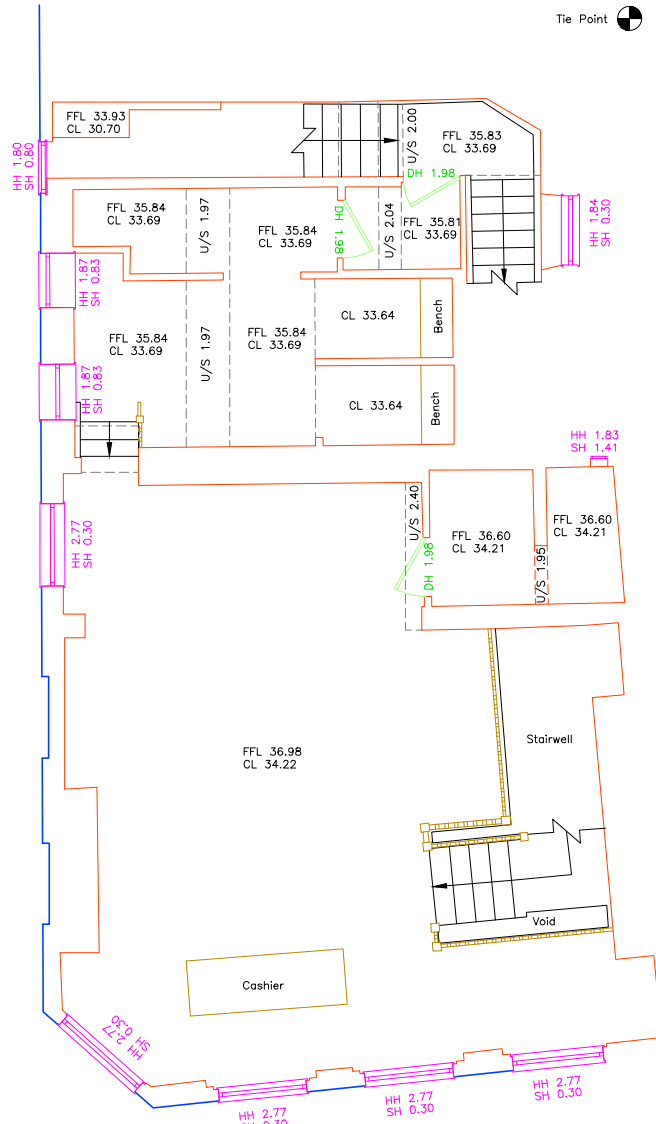
Basement



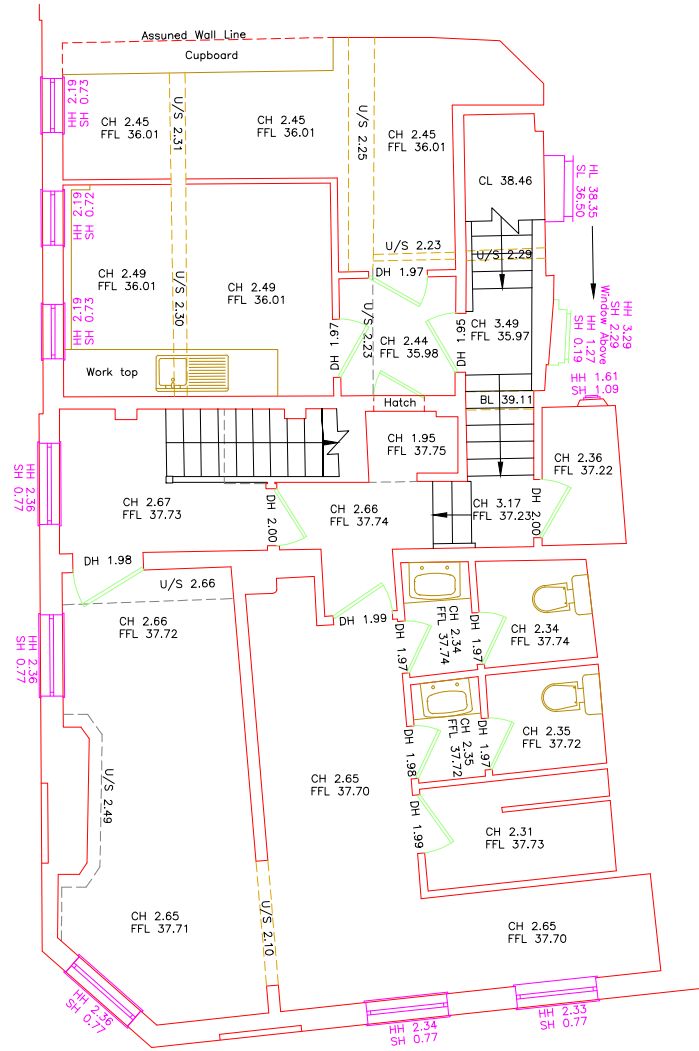
Ground Floor



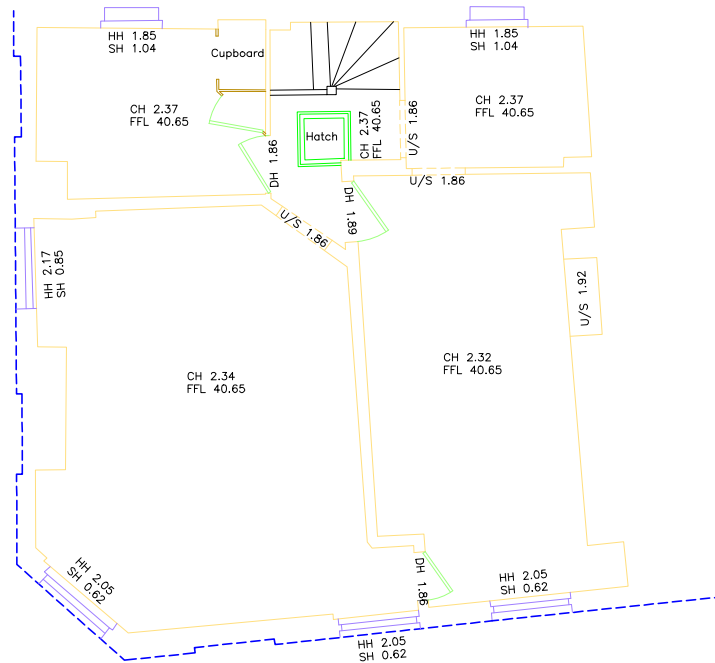
First Floor



Second Floor



Third Floor



SURVEY DRAWING NOTES

- SURVEY CONTROL DETAILS**
- HORIZONTAL GRID**
The Survey is on a Local Grid
Floorplans have been rotated to represent orientation of an approximate North
 - Vertical datum:**
Elevation values for the vertical datum control have been calculated from GPS derived heights and converted to Ordnance heights (Ordnance Datum Newlyn - ODN) using OSAD15 transformation parameters.
 - This drawing is to be read in conjunction with all other relevant drawings.
 - Floor plan measurements at walls have been taken to be main face at approximately 1.5m above floor level.
 - Ceiling and stair arrows always indicate upwards direction.
 - Check scale bar and grid before taking non-figured dimensions from this drawing.
 - If there is any doubt please the contact Carter Jonas Measured Survey team.
 - Ordnance survey data where used is reproduced from the Ordnance Survey map with permission of the controller of Her Majesty's Stationery Office. © crown copyright 2019. Carter Jonas LLP ES100004458

FLOOR PLAN ABBREVIATIONS

- ALL VALUES ARE HEIGHTS FROM FINISHED FLOOR LEVEL**
- BH BEAM HEIGHT
CH CEILING HEIGHT
DH DOOR HEIGHT
HH WINDOW HEAD
FH FLOOR JOISTS HEIGHT
OH OPENING HEIGHT
SH WINDOW SILL HEIGHT
SCH SUSPENDED CEILING HEIGHT
SP SPRINGER POINT OF ARCH
TA TOP OF ARCH
UIS UNDERSIDE
- ALL THE ABOVE ARE HEIGHTS FROM FINISHED FLOOR LEVEL**
- Blev BEAM LEVEL
Clev CEILING LEVEL
Col COLUMN
DP DOWNPIPE
FPL FINISHED FLOOR LEVEL
G GULLY
Hev HEAD LEVEL
IC INSPECTION COVER
MH MANHOLE
N/A NO ACCESS
RE ROOFING EYE
Slev SILL LEVEL
THL THRESHOLD LEVEL
WinA WINDOW ABOVE
- DOOR WITH HEIGHT**
- RADIATOR (INDICATIVE)**
- URINAL (INDICATIVE)**
- SINK (INDICATIVE)**
- TOILET (INDICATIVE)**
- SINK (INDICATIVE)**
- BIDET (INDICATIVE)**
- BATH (INDICATIVE)**
- OVEN/HOB (INDICATIVE)**

GENERAL NOTES

- NO ALLOWANCE HAS BEEN MADE FOR SUB SURFACE ENTRY INTO MANHOLES OR OTHER CHAMBERS OR VOIDS BELOW GROUND LEVEL. THEREFORE ANY DETAILS RELATING TO DEPTHS, SIZES ETC. ARE TAKEN FROM ABOVE GROUND AND AS SUCH WILL BE APPROXIMATE ONLY.
- THE CONTRACTOR IS TO CHECK AND VERIFY ALL CRITICAL DIMENSIONS AND LEVELS BEFORE WORK STARTS.
- BURIED SERVICES SHOWN ON THIS DRAWING MAY BE ASSUMED ROUTES AND WILL NORMALLY BE OF UNKNOWN CONDITION. CONTRACTORS SHOULD UNDERTAKE SUITABLE VALIDATION WORK AND TAKE PARTICULAR CARE DURING EXCAVATION WORK. SAFE DIGGING PRACTICES SHOULD BE FOLLOWED.
- SHOULD THERE BE ANY CONFLICT BETWEEN THE DETAILS INDICATED ON THIS DRAWING AND THOSE INDICATED ON OTHER DRAWINGS, THEN CARTER JONAS SHOULD BE INFORMED PRIOR TO CONSTRUCTION ON SITE.
- IT IS IMPORTANT TO NOTE THAT THE SAME ACCURACIES IMPLIED BY THE PLOTTING SCALE ARE EQUALLY APPLICABLE TO DIGITAL DATA SUPPLIED FOR CAD.
- EVERY EFFORT IS MADE TO IDENTIFY ALL VISIBLE ABOVE GROUND FEATURES. HOWEVER, IT SHOULD BE BORNE IN MIND THAT THERE MAY BE ITEMS OBSCURED AT THE TIME OF SURVEY.
- VISIBLE FEATURES IN THE VICINITY OF THE BOUNDARIES, AS SHOWN ON THIS SURVEY, MAY NOT REPRESENT THE EXTENT OF LEGALLY CONVEYED OWNERSHIP, UNLESS OTHERWISE SPECIFIED. FEATURES SHOWN USING LINE STYLES OR HATCHING ARE INDICATIVE ONLY, SUCH AS: ROAD MARKINGS, HEDGE CENTRELINES, BRICK HATCHING AND GLAZING DETAIL.

ISSUE	DATE	DESCRIPTION	DRAWN	CHKD
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Client : Miss Alessandra Brownsword-Matthews

Project : 1 New Bond Street,
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Title : Floor Plans Survey

Scale: 1:100@A1 Date: 23/08/2025

Drawn by: KJD Surveyed by: KJD

Checked by: MJ Dwg no: J0094296-25-01_Issue01



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.

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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SEPTEMBER 2025

SUBJECT TO CONTRACT

Carter Jonas