

BATH RETAIL INVESTMENT OPPORTUNITY

Carter Jonas



33-34 MOORLAND ROAD, OLDFIELD PARK, BATH, BA2 3PN

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.
- Moorland Road is the main high street in Oldfield Park, with nearby retailers including Sainsburys Local, Velo Lounge, The Oyster Shell, Taylors Bagels, and Dominos.
- The property offers a mixed use investment with 2 x 1-bedroom flats and a prominent ground floor retail unit
- Moorland Road is a strong retail location and the area is popular for young families and students
- Retail rent: £30,800 per annum and 2 x 1 bedroom flats producing a total rent of £21,240 per annum
- Passing rent on 33-34 Moorland Road reflects £32 ZA
- **Total passing rent: £52,040 per annum**
- **Guide price: £600,000**
- **Net Initial Yield: 8.26%** 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 renowned 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.

33-34 Moorland Road is located in the suburb of Oldfield Park, which is situated approximately one mile south west of Bath city centre.

The Property occupies a prominent corner position fronting the central part of Moorland Road with return frontage to Livingstone Road, being at the crossroads with Herbert Road. Neighbouring occupiers include a mix of local retailers, estate agents, a high street bank, various restaurants, takeaways and drinking establishments.



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 it remaining an attractive destination for not only the national occupiers but the independents too.

TENANCY

ADDRESS	TENANT	START DATE	TERM	BREAK OPTION	LEASE EXPIRY	PASSING RENT	RENT REVIEW	54 ACT	REPAIRS
33-34 Moorland Road	Children's Hospice South West	23.05.2020	10 years	23.05.2025	22.05.2030	£30,800	23.05.2025	Within 54 Act	EFRI
33a (First Floor Flat)	Occupied	03.08.2024	Periodic tenancy	n/a	n/a	£10,740		n/a	
34a (First Floor Flat)	Occupied*	08.07.2021	Periodic tenancy	n/a	n/a	£10,500		n/a	
TOTAL						£52,040			

33-34 MOORLAND ROAD

Currently occupied by Children's Hospice South West on a 10 year Lease from 23 May 2020. The Lease is EFRI and within the 1954 Landlord and Tenant Act. The rent review dated 23.05.2025 was agreed at a nil-uplift and shows £32.29 Zone A. There is recent evidence on Moorland that shows £35 Zone A.

There is a courtyard to the rear, accessed via Livingstone Road which can accommodate 1 small car.

RESIDENTIAL FLATS

The two residential flats are accessed via Livingstone Road and both consist of 1 x bedroom, kitchen / sitting room and bathroom. The tenants of 33a are holding over and discussions on a new tenancy agreement have not been held.

*tenants of 34a have just given notice and the property is being marketed.

ACCOMMODATION

Floor areas:

		Sq Ft
Ground Floor	Zone A	612
	Zone B	419
	Ancillary	297
Rear outside yard	Parking / Ancillary	698
First Floor Flat 33a	1 x bedroom	465
First Floor Flat 34a	1 x bedroom	449

EPC

COMMERCIAL EPC—C (73)

FLAT 33A EPC—D (63)

FLAT 34A EPC—C (73)

BUSINESS RATES & COUNCIL TAX

33-34 Moorland Road Shop RV — £26,750

33a Moorland Road—Council Tax Band A

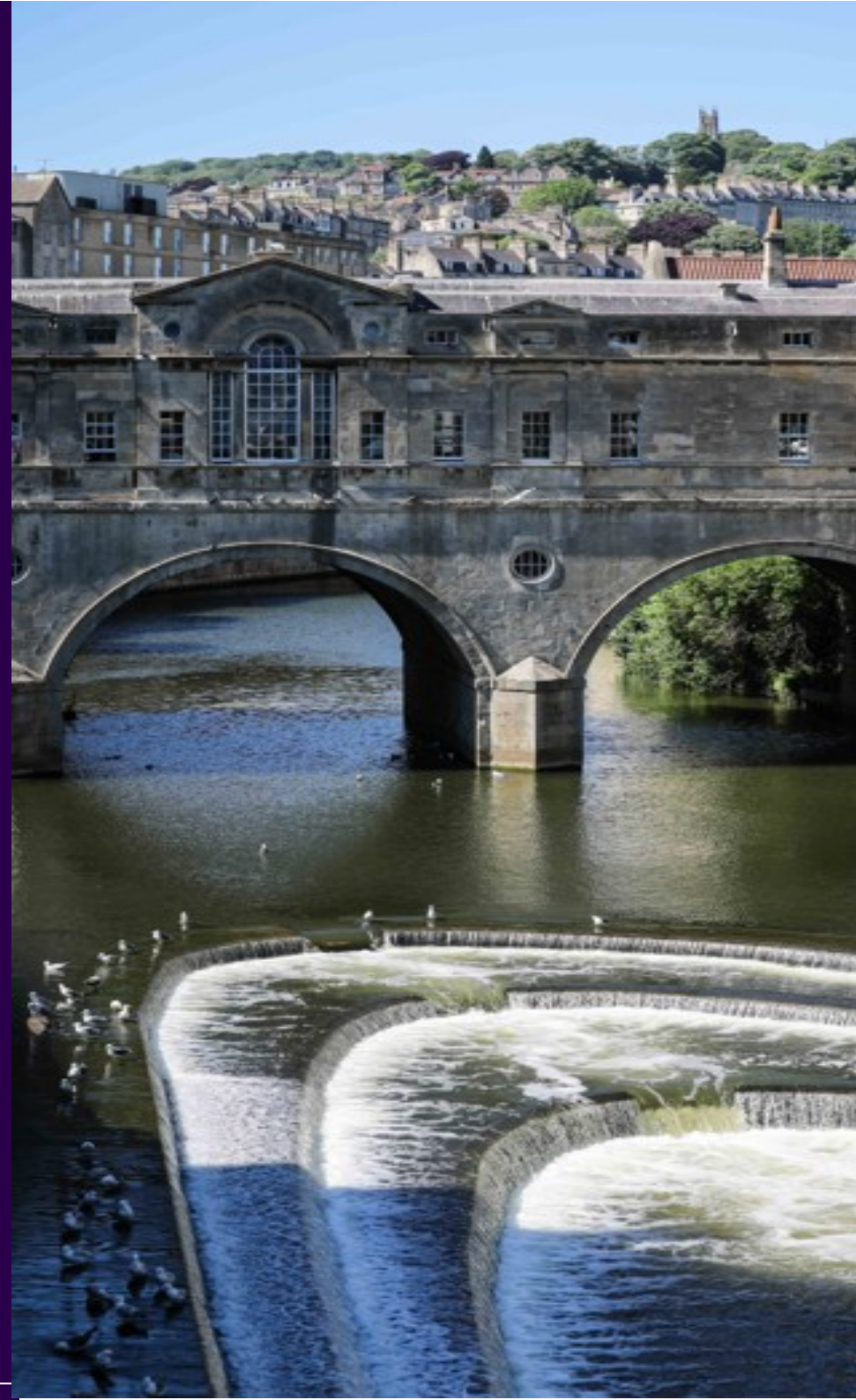
34a Moorland Road—Council Tax Band A

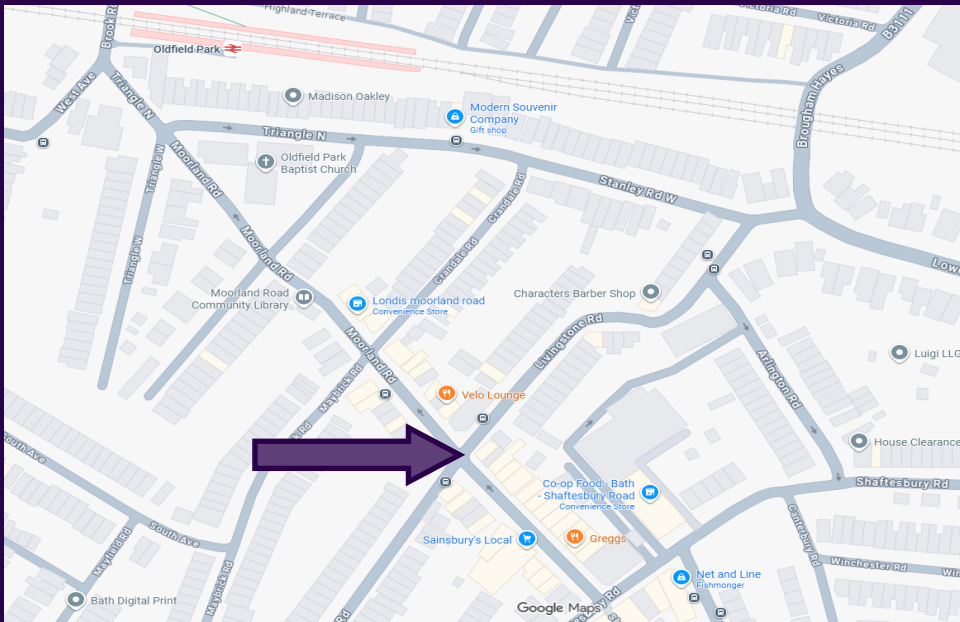
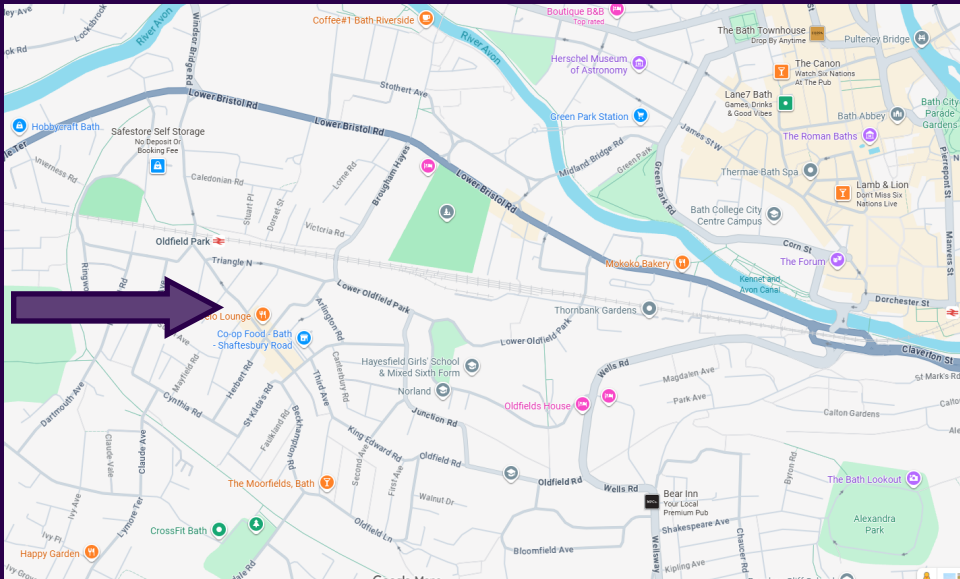
VAT

We understand the property is not elected for VAT

TENURE

Freehold





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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FEBRUARY 2026

SUBJECT TO CONTRACT



IMPORTANT INFORMATION

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