

FREEHOLD INVESTMENT / DEVELOPMENT OPPORTUNITY

17 & 18 St James Parade, Bath, BA1 1UL

and

35 & 36 Corn Street, Bath, BA1 1UF

7,015 sq ft / 652 sq m

INVESTMENT SUMMARY

- **City centre location:** Situated in the heart of Bath, a UNESCO World Heritage Site and a major UK retail and tourist destination, attracting over 5 million visitors annually. The property benefits from proximity to the Southgate Shopping Centre and the planned Avon Street redevelopment, now subject to an agreement with the University of Bath for redevelopment.
- **Mixed-Use Freehold Investment—Grade II Listed:** Comprising commercial units and residential flats, offering a balanced income stream with strong tenant demand.
- **Asset Management Opportunities:** Potential for refurbishment to enhance rental income, particularly with the redevelopment of nearby areas pending.
- **Current Passing Rent:**
 - **Commercial Element:** £51,500 per annum
 - **Residential Element:** £48,300 per annum (one vacant flat awaiting works)
 - **Total Passing Rent: £99,800 per annum**
 - Estimated Rental Value (whole): £128,500 (One retail unit subject to renewal)
- **Guide Price: £1,400,000+** Reflecting a Net Initial Yield of 6.72% after deducting purchase costs of 6.05%.
- **Attractive Yield Potential:** Opportunity to increase income through active asset management and benefit from the regeneration of the surrounding area.

This property presents an opportunity to acquire a well-located mixed-use investment in one of the UK's most desirable and resilient property markets, opposite a major redevelopment site.



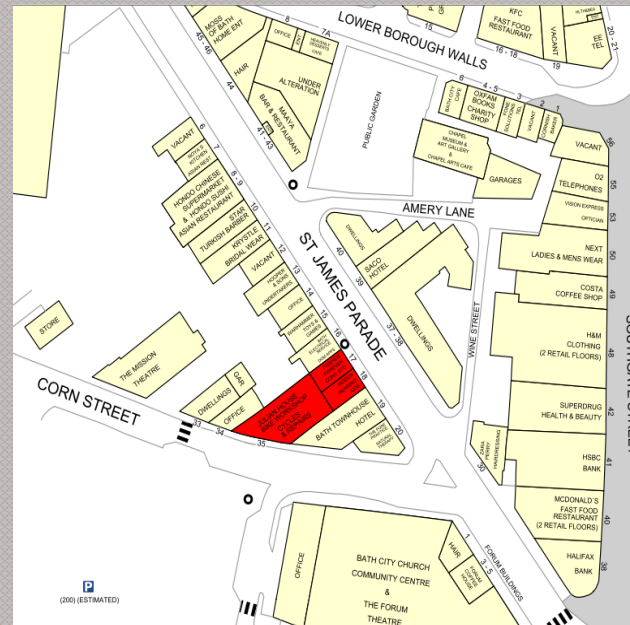


LOCATION

Bath is an attractive and historic city, famous world-wide 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 more than 5 million tourists per annum.

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

These Listed Grade II properties occupy a prominent location on St James Parade and even greater prominence to Corn Street, opposite the Avon Street car park redevelopment site owned by local authority, B&NES.



100

miles (160 kilometres)
from central London

The mainline railway station, Bath Spa, provides direct rail services to London Paddington with an average journey time of 90 minutes.

13

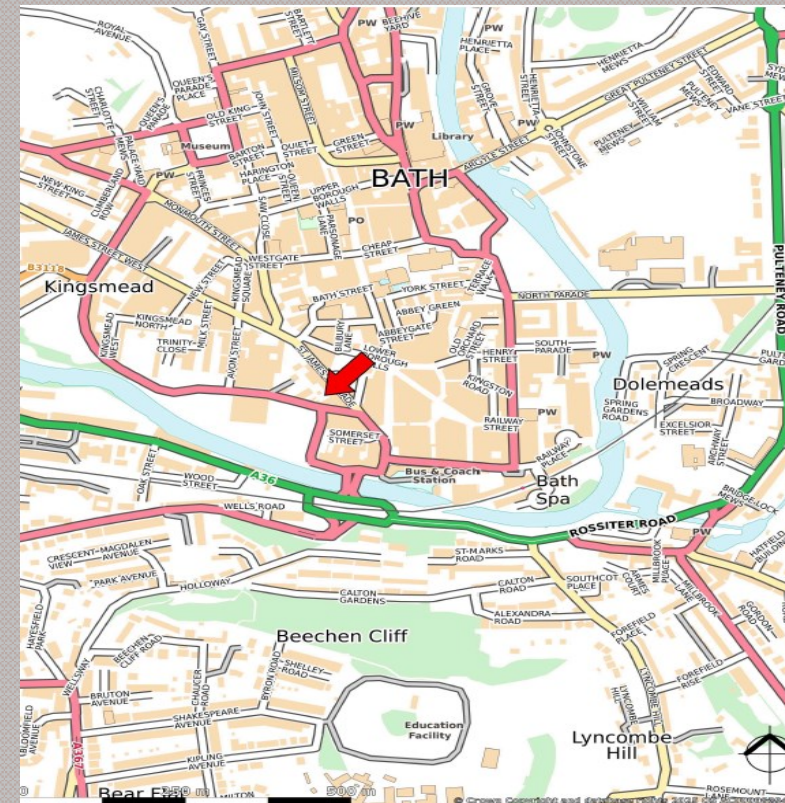
miles (21 kilometres)
South East of Bristol

The city is well connected to the national motorway network located 8 miles (13 kilometres) South of the M4 motorway

50

miles (80 kilometres)
South East of Cardiff

Bristol airport is located 21 miles (33 kilometres) West of Bath with an expanding number of intercontinental routes serving commerce and tourism as well as domestic travel



TENANCY

The properties are let as set out below:-

ADDRESS	TENANT	TERM Exp Dates	PASSING RENT	54 ACT	Estimate Rental Value
17 St James Parade	Friend For Ever Ltd	3rd August 2027	£14,000	Excluded	£14,000
18 St James Parade	Hidden Hearing	3rd November 2025	£19,500	Within 54 Act	TBC (renewal due)
35-36 Corn Street	Julian House Trading Ltd	10th April 2026	£18,000	Within 54 Act	£35,000
Flat 1	Occupied	5th July 2025	£23,040	n/a	£23,040
Flat 2	Occupied	11th July 2025	£23,040	n/a	£23,040
Flat 3	Vacant	n/a	n/a	n/a	£14,000

Residential Flats - totalling 2,487 sq ft

Two flats are occupied and a small flat remains vacant, pending works required. This will be left for the purchaser to undertake to provide additional income.

PROPOSAL

Offers are sought in the in the excess of **£1,400,000** (One Million Four Hundred Thousand Pounds) subject to contract exclusive of VAT for our clients freehold interest in this property.

An acquisition at this level will reflect an attractive yield profile of 6.72% after deducting purchase costs of 6.05%.

EPC

EPC reports for the properties are available upon request

TENURE

Freehold

VAT

The properties have not been elected for VAT purposes.

FURTHER INFORMATION

All interested parties are requested to make any appointments strictly through Carter Jonas by contacting either:

Oliver Jones

0117 403 9956 | 07990 558726
oliver.jones@carterjonas.co.uk
5-6 Wood Street, Bath, BA1 2JQ

Philip Marshall

01225 747261 | 07767 623819
philip.marshall@carterjonas.co.uk
5-6 Wood Street, Bath, BA1 2JQ

17 St James Parade - 823 sq ft

The tenant renewed the lease in 2023.

18 St James Parade - 902 sq ft

The tenants surveyor has been in contact to renew the lease at its expiry.

35/36 Corn Street - 2,803 sq ft

Julian House Bike Shop have been trading for a number of years from the property. The passing rent is now below market levels for this type of space in the city.

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale

Carter Jonas