

RARE FREEHOLD RETAIL INVESTMENT



2 NEW BOND STREET BUILDINGS
BATH

Carter Jonas

INVESTMENT SUMMARY

- Bath is considered one of the UK's best retail destinations and has recently been ranked the top destination in the world in the Times New York Magazine
- Bath is a UNESCO World Heritage Site and is an internationally renowned tourist destination attracting more than 5 million tourists a year
- 2 New Bond Street Buildings is Grade II Listed situated in the prime retail destination of Bath
- Recently let to Cambridge Satchel on a 10 year lease with breaks at the 3rd* and 5th anniversary . (*break penalty of 3 months if exercised)
- Full Repairing and Insuring Lease
- 2 New Bond Street is arranged over basement, ground, first, second and third floors
- Nearby occupiers include Whistles, Aesop, Coppa Club, Kiehls, Jo Malone, The Watchhouse, ME & EM and Astrid & Miyu
- Total Passing rent of £60,000 per annum
- GUIDE PRICE £995,000

REFLECTS NIY 5.7% AFTER PURCHASERS COSTS



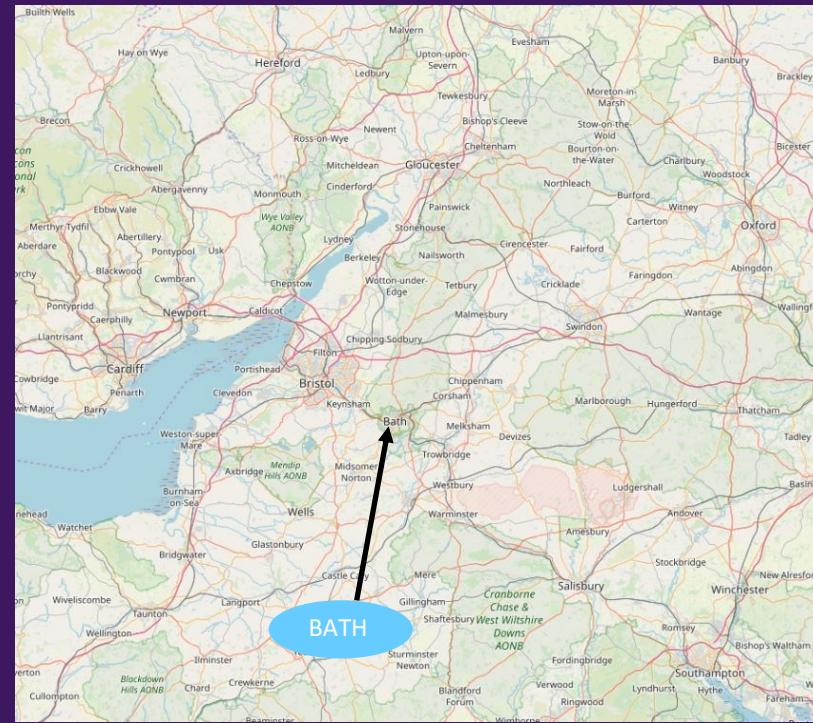
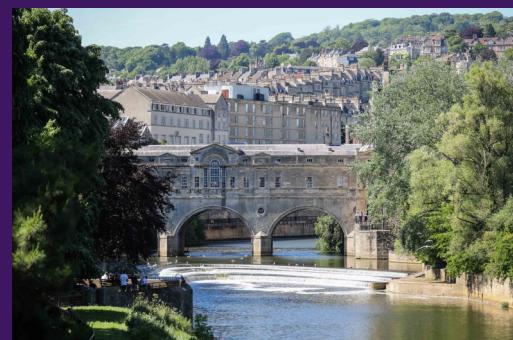


LOCATION

Bath is an attractive and 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 more than 4.8 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.

The property is located on New Bond Street Buildings at the foot of Milsom Street. New Bond Street Buildings is located within one of Bath's busiest thoroughfares with Old Bond Street, New Bond Street, Milsom Street, Green Street and Barton Street all within close proximity.



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 to be cut further with electrification.

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 international routes serving commerce and tourism as well as domestic travel



RETAILING IN BATH

Bath is one of the UK's leading retailing *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 sqft. 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 restaurant / leisure scene is extremely

vibrant with an extensive range of styles of food and restaurant types available. Bath is one of the top places for food and drink and is a highly sought after and rewarding destination for operators often witnessing early opening for new brands.

The independent market has continued to go from strength to strength with a number of new openings around the city in 2025. This is set to continue as we head towards the Christmas period.



TENANCY

The property is let as set out below:-

ADDRESS	TENANT	START DATE	TERM	BREAK OPTION	LEASE EXPIRY	PASSING RENT	NEXT RENT REVIEW	54 ACT
2 New Bond Street Buildings	The Cambridge Satchel Co Ltd	11.04.2025	10 years	3rd* & 5th year	10.04.2035	£60,000	11.04.2030	Within 54 Act
TOTAL						£60,000		

*there is a break penalty equivalent to 3 months if the 11.04.2028 break option is exercised

ACCOMMODATION

		SQ FT
Ground Floor	Sales	392
First Floor	Sales / Ancillary	341
Second Floor	Ancillary	300
Third Floor	Ancillary	403
Basement	Ancillary	372

Total

1,808 Sq Ft

COVENANT

The Cambridge Satchel Co Limited—Creditsafe risk score 33 and International score C.

VAT

VAT is not applicable

EPC

EPC—C (72)

TENURE

Freehold

PROPOSAL

Offers are sought in excess of £995,000 (Nine Hundred and Ninety Five Thousand Pounds) subject to contract exclusive of VAT for our clients freehold interest in this property.

An acquisition at this level will reflect a yield profile of 5.7%.



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

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

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