

16 Chelsea Road Bath, Avon, BA1 3DU

lot 12

Freehold Retail and Residential Investment

- Shop let to a charity with four residential tenancies above
- Potential to create additional shop to the rear with additional flat above (subject to consents)
- Prominent corner location in established retail parade
- Historic and popular tourist city
- VAT-free investment

Rent
£40,340
per annum
exclusive



Location

Miles: 11 miles south-east of Bristol
34 miles south-west of Swindon
Roads: A4, A36, A46
Rail: Oldfield Park – Lower Bristol Road Railway Station
Air: Bristol Airport

Situation

The property is located in the Newbridge area of Bath, a largely residential neighbourhood, about one mile west of Bath city centre and close to the Royal United Hospital. The property is located in a prominent corner location on the western side of Chelsea Road at its junction with Park Road in an established retail parade. Nearby occupiers include Spar and a number of independent retailers.

Description

The property comprises ground floor retail accommodation with lower ground and basement ancillary accommodation. In addition, there is self-contained residential accommodation on the first floor (let on three tenancies) comprising three rooms, a communal kitchen and two shower rooms and a self-contained one bedroom flat on the second floor.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Retail	45.47sq m (489 sq ft)	H.U.G.S. (BATH) LIMITED (1) with Personal Guarantees	Approximately 7 years 1 month from 01/05/2013 (by way of a lease extension)(2)	£14,000
Lower Ground	Ancillary	65.20 sq m (702 sq ft)			
Basement	Ancillary	42.93 sq m (462 sq ft)			
First (Room 1)	Residential	One Bedroom with Communal Kitchen and Two Shower Rooms	INDIVIDUAL	AST for 6 months from 26/11/2015	£6,000 (3)
First (Room 2)	Residential	One Bedroom with Communal Kitchen and Two Shower Rooms	INDIVIDUAL	AST for 2 years from 21/11/2013 (Holding over)	£6,000 (3)
First (Room 3)	Residential	One Bedroom with Communal Kitchen and Two Shower Rooms	INDIVIDUAL	AST for 14 months from 01/08/2015	£6,540 (4)
Second	Residential	One Bedroom Flat	TWO INDIVIDUALS	AST for 1 year from 24/07/2015	£7,800 (5)
Total Commercial Area		153.60 sq m (1,653 sq ft)			£40,340

(1) A rent deposit of £1,000 is held by the vendor.

(2) The original lease was for a term of 5 years and the lease was subsequently extended in August 2015.

(3) The tenant pays £500 p.c.m. The rent stated in the tenancy schedule is a gross annualised rent with the Landlord responsible for utilities and cleaning costs.

(4) The tenant pays £545 p.c.m. The rent stated in the tenancy schedule is a gross annualised rent with the Landlord responsible for utilities and cleaning costs.

(5) The tenant pays £650 p.c.m. The rent stated in the tenancy schedule is an annualised rent.

For further details please contact:

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Buyer's Legal Report Service

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