

**10, 11 and 12 Laura Place, Bath,
BA2 4BL**



Three Attractive Grade I Listed Office/Residential Buildings in Bath City Centre

www.acuitus.co.uk

10, 11 and 12 Laura Place, Bath, BA2 4BL

Three Attractive Grade I Listed Office/Residential Buildings in Bath City Centre

- Prestigious City Centre Location in Bath, a UNESCO World Heritage City
- Considered to be the first time since the 18th Century that these properties have been sold as a collective terrace
- Currently used for Residential (8,727sq ft) & Office (8,150sq ft) a total of 16,877 sq ft (1,567 sq m)
- Income of £226,773.75 per annum with 2 Vacant flats & 2 Vacant office suites
- 11 & 12 Laura Place have been in the same family ownership since 1967 and 10 Laura Place since 1980.
- Extensive alternative use conversion potential, subject to consents
- Views over the graceful Grade I Listed houses of Laura Place and Great Pulteney Street, as well as the River Avon and Bath Abbey

Online Sale

Status

Available Online

Sector

Office/Residential

Rent

£226,773 per Annum plus
2 vacant flats and 2 vacant
office suites

Price

£4,000,000+

On the instructions of an
Executor

Location

Bath is the only entire city in the UK that's a designated UNESCO World Heritage Site with its stunning Georgian architecture. The University City is an affluent and popular tourist cathedral city, being a premier destination providing a thriving shopping, dining and cultural experience.

There are numerous World class attractions including The Abbey, Roman Baths, Jane Austen Centre and Royal Crescent. Bath's thermal waters have been used for therapeutic and medical purposes for over 2,000 years. Located in Bath and North East Somerset, the beautiful countryside is within easy reach by foot, bike or car.

Bath is located 11 miles south-east of Bristol, 35 miles south-west of Swindon and 45 miles south of Cheltenham.

The city benefits from good communications, with the M4 motorway (junction 10) 9 miles to the north providing direct links to London and Wales. The M4/M5 junction is 16 miles to the north west giving access to Devon/Cornwall to the south and the Cotswolds to the north.

Bath Spa railway station provides services to London Paddington (journey time 87 minutes) and Bristol Temple Meads (journey time 13 minutes). Bristol International Airport is 25 miles to the west, serving over 100 destinations worldwide. London Heathrow airport is 100 miles to the east via the M4.

Situation

The properties in the City Centre form part of Laura Place which is an irregular octagon of four terraces of houses at the convergence of Great Pulteney Street, Henrietta Street, Johnstone Street and Argyle Street close to the world famous Pulteney Bridge. Pulteney Bridge which spans the Avon, is only one of four bridges in the world to have shops on both sides. City Centre shopping/facilities are close by along with Henrietta Park, Bath Sports & Leisure Centre, Bath RFC (The Rec) and Bath Golf club is within a mile to the east.

Tenure

Freehold

Description

The three terrace houses built between 1788 – 1790 by Thomas Baldwin for Sir William Johnstone Pulteney and named after his daughter Laura, comprise three former town houses of mixed office and residential use of 1,567.87 sq m (16,877 sq ft) in total. The properties are arranged over basement, lower ground, ground and four upper floors to comprise 9 residential apartments and 10 office suites. Residential accommodation comprises 810.34 sq m (8,727 sq ft) and Office accommodation of 757.52 sq m (8,150 sq ft). See legal pack for floor plans. A simplified plan showing the layout and further photographs are available upon request.

VAT

VAT is not applicable to this lot.

Completion Period

6 Week Completion Available

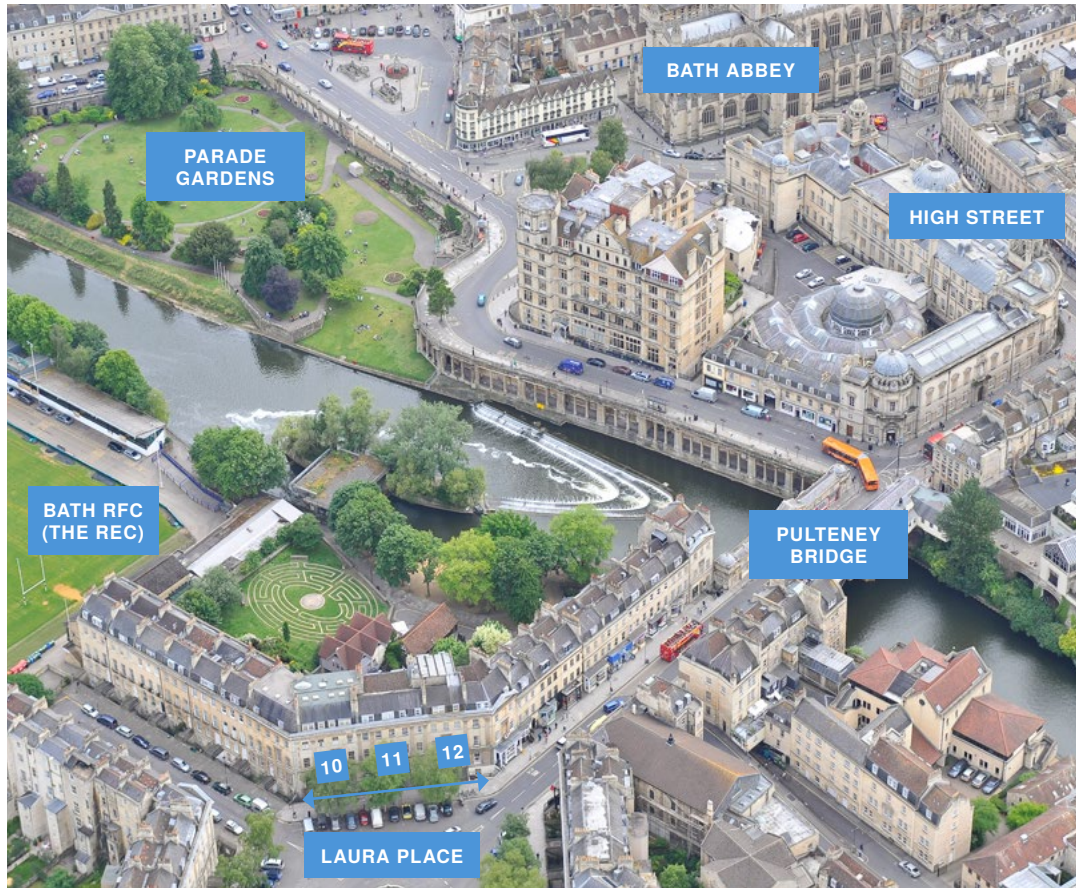
Planning

The property provides a substantial opportunity in Bath City Centre. For further information see:

Bath and North East Somerset Council www.bathnes.gov.uk

Email development_management@bathnes.gov.uk

10, 11 and 12 Laura Place, Bath, BA2 4BL



10, 11 and 12 Laura Place, Bath, BA2 4BL

Tenancy & Accommodation

10, 11 & 12 Laura Place (LP) Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent	Rent Review / (Reversion)
Basement (10 & 11 LP interconnected)	Residential - 2 bed flat	84.35 sq m (908 sq ft)	Vacant			
Basement (12 LP only)	Residential - 1 bed flat	41.80 sq m (450 sq ft)	Vacant			
Lower Ground (10 LP only)	Office	57.31 sq m (617 sq ft)	Go Course (formerly known as Course Academy Limited) (1)	3 Years from 05/10/2016	£10,000	Holding Over
Lower Ground Annex	Office	34.28 sq m (369 sq ft)	Vacant			
Lower Ground (11 & 12 interconnected)	Office	78.50 sq m (845 sq ft)	Chelverton Asset Management Limited (2)	5 years from 10/02/2017	£13,500	(09/02/2022)
Lower Ground (12 LP only)	Office	53.13 sq m (572 sq ft)	Fortress Properties Services Limited	3 years from 01/01/2006	£6,353.75	Holding Over
Ground Floor (10 LP only)	Office	88.8 sq m (956 sq ft)	Richardson Swift Limited (3)	10 years from 12/10/2016 (4)	£21,000	15/08/2021 (14/08/2026)
Ground (11 LP only)	Office	87.79 sq m (945 sq ft)	Richardson Swift Limited (3)	10 Years from 12/10/2016 (4)	£17,000	15/08/2021 (14/08/2026)
Ground (12 LP only)	Office	70.20 sq m (756 sq ft)	Canned Wine Company (5)	3 Years from 30/10/2020 (6)	£15,600	(29/10/2023)
First Floor (10 LP only)	Office	1,160 sq m (1,160 sq ft)	Richardson Swift Limited (3)	10 Years from 08/08/2016 (7)	£24,000	08/08/2021 (07/08/2026)
First Floor (11 LP only)	Office	91 sq m (980 sq ft)	Vacant			
First (11 & 12 interconnected)	Residential - 2 bed flat	65 sq m (700 sq ft)	Individual	AST from 10/06/2020	£15,900	(24/08/2021)
Second Floor (10 LP only)	Residential - 2 bed flat	127.45 sq m (1,372 sq ft)	Individual	AST from 25/08/2021	£18,000	(24/08/2021)
Second Floor (11 LP only)	Office	89 sq m (950 sq ft)	Inosys Limited (8)	4 years from 26/07/2019 (9)	£19,000	(25/07/2021)
Second (11 & 12 LP interconnected)	Residential - 2 bed flat	97.91 sq m (1,054 sq ft)	Individual	AST from 30/08/2020	£15,600	(29/08/2021)
Third Floor (10 LP only)	Residential - 2 bed flat	110.17 sq m (1,186 sq ft)	Individual	AST from 21/07/2020	£15,600	(20/01/2021)
Third Floor (11 LP only)	Residential - 4 bed flat	100.84 sq m (1,086 sq ft)	Individual	AST from 01/09/2020	£6,720	(28/02/2021)
Third & Fourth (11 & 12 LP interconnected)	Residential - 3 bed masionette	92.89 sq m (1,000 sq ft)	Individual	AST from 08/10/2020	£14,400	(07/07/2021)
Fourth Floor (10 LP only)	Residential - 2 bed flat	90.20 sq m (971 sq ft)	Individual	AST	£14,100	
Grand Total 10, 11 & 12 Laura Place		1,567.87 sq m (16,877 sq ft)			£226,773.75	

10, 11 and 12 Laura Place, Bath, BA2 4BL

- (1) Go Courses (formerly known as Course Academy), with its founders have worked in training for 15 years, run over 800 different courses all live online (www.go.courses)
- (2) Founded in 1998, we are a boutique asset management business with a specialist focus on investing outside the top 100 UK equities, and unquoted SMEs with more than £1bn of investments under management (www.chelvertonam.com)
- (3) Richardson Swift is a leading independent firm of Chartered Accountants in central Bath, providing a wide range of professional services to owner managed businesses and private individuals (www.richardsonswift.co.uk)
- (4) Tenants option to determine on 15/08/2022
- (5) At Canned Wine Co. we only work with smaller independent wineries to source the very best wines we can (www.cannedwine.co)
- (6) Tenants rolling option to determine upon 3 months notice
- (7) Tenants option to determine on 8/08/2021
- (8) A high-performance integrated offshore geophysical and geotechnical project management and advisory business (www.inosys.co.uk)
- (9) Tenants option to determine 25/07/2021



**10, 11 and 12 Laura Place, Bath,
BA2 4BL**



**10, 11 and 12 Laura Place, Bath,
BA2 4BL**

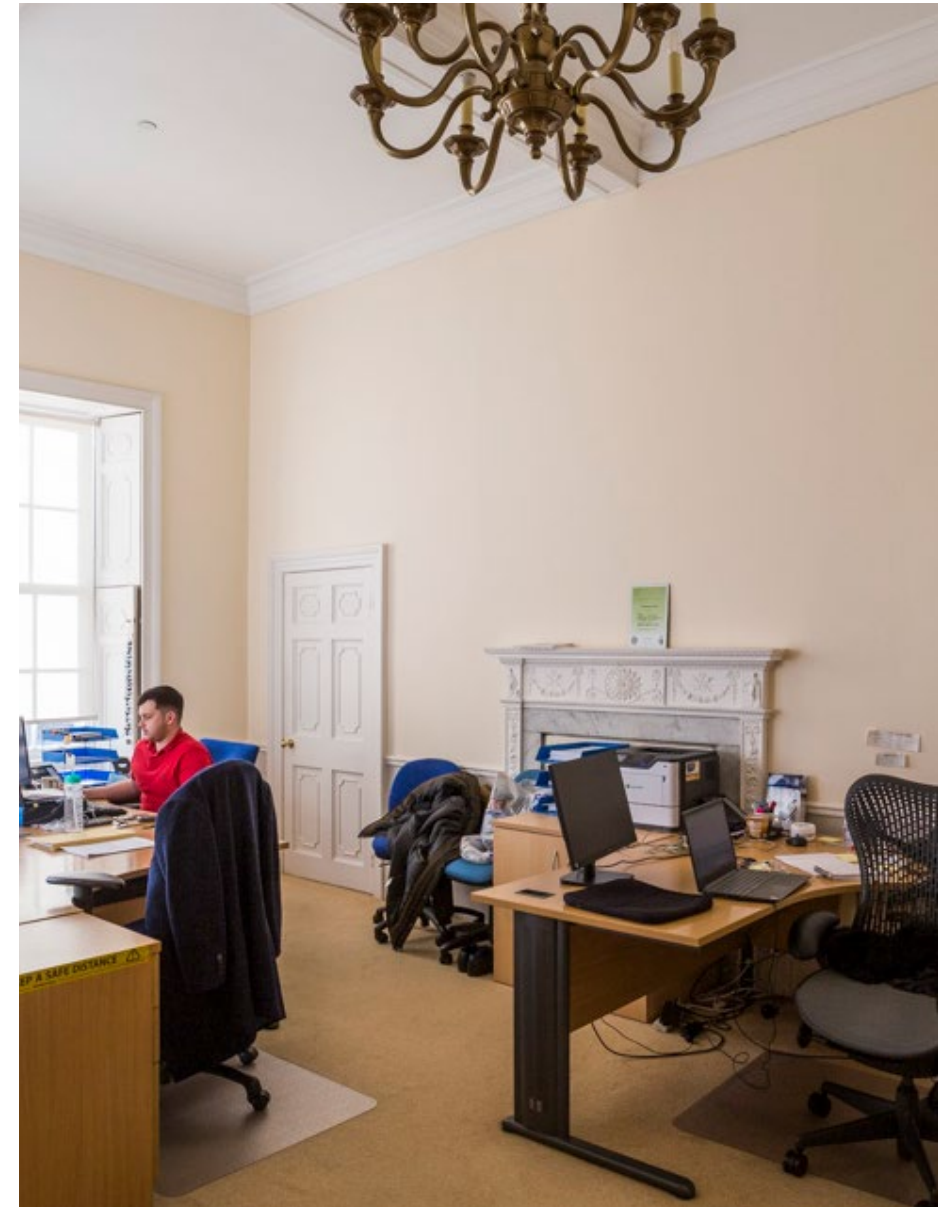
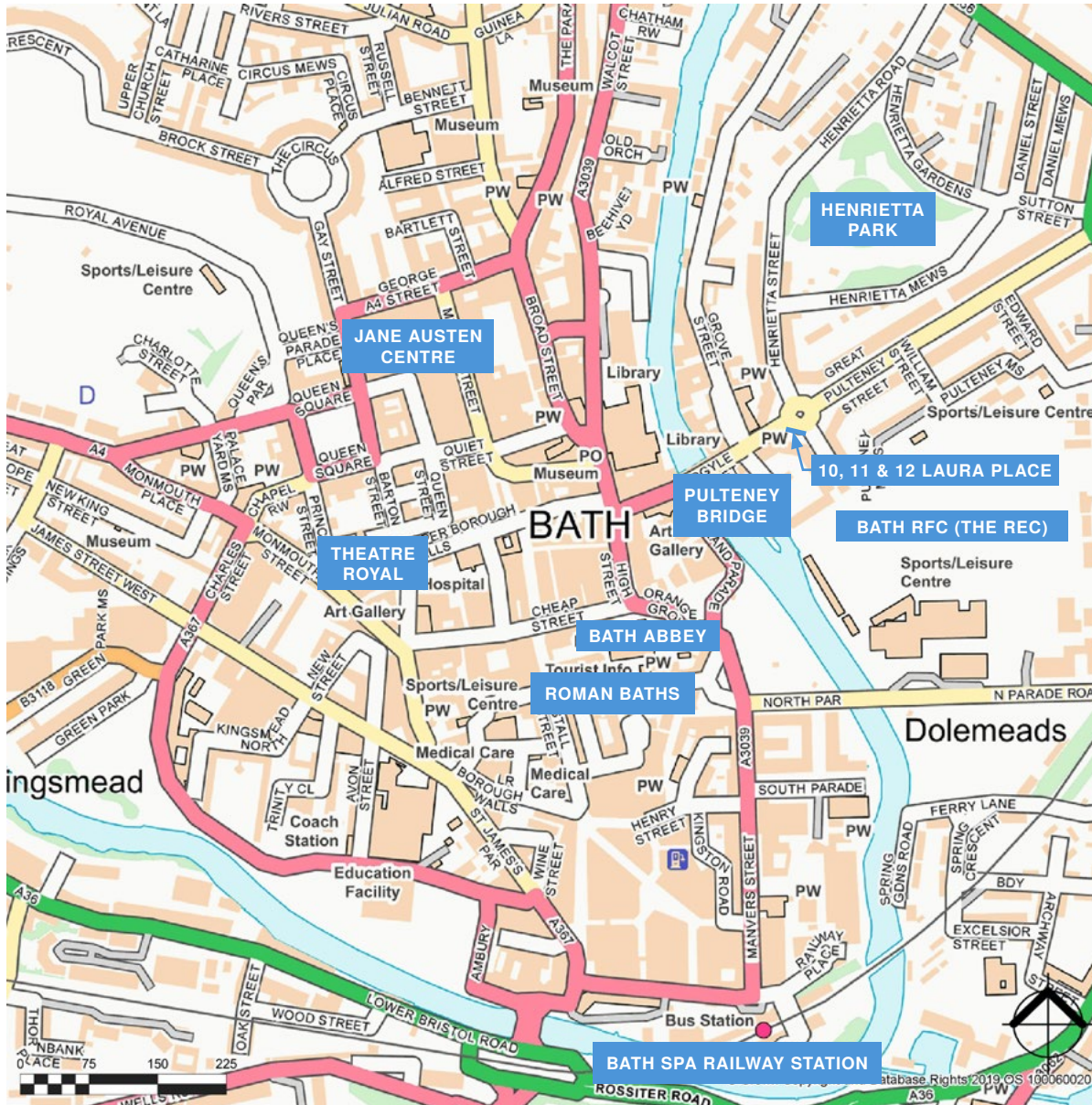




10, 11 and 12 Laura Place, Bath, BA2 4BL



10, 11 and 12 Laura Place, Bath, BA2 4BL



Contacts

Acuitus

Peter Mayo

+44 (0)7833 459318

+44 (0)20 7034 4864

peter.mayo@acuitus.co.uk

Alexander Auterac

+44 (0)20 7034 4859

alexander.auterac@acuitus.co.uk

Seller's Solicitors

Veale Wasbrough Vizards LLP

Narrow Quay House

Narrow Quay

Bristol

BS1 4QA

Jessica Booz

0117 314 5483

jbooz@vw.co.uk

Method of Sale

For sale by Acuitus Bespoke Online Sale

To be offered by online sale (unless sold or withdrawn prior) on Tuesday 15th December 1pm.

Pre-registered bidders only will be permitted to bid.

A buyer's administration charge of £1,000 (inclusive of VAT) is payable upon exchange of contracts.

For terms and conditions of sale view the property details at www.acuitus.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that:

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited. September 2020