

Lot 39

£51,580 per annum exclusive

5 Bladud Buildings, The Paragon, Bath, Somerset BA1 5LS

Freehold Restaurant & Residential Ground Rent Investment



Tenancy and accommodation

Lot 39

£51,580 per annum exclusive

Key Details

- Prominent city centre location
- Lease expires 2036 (no breaks)
- RPI linked Rent Review in 2021 & 5 yearly thereafter
- Comprises restaurant with two terraces and a garden

Location

Miles: 11 miles south-east of Bristol
35 miles south-west of Swindon
45 miles south of Cheltenham
110 miles west of London

Roads: M4, A36, A46

Rail: Bath Spa Railway Station

Air: Bristol & Southampton Airports

Situation

The affluent and popular tourist cathedral city of 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 9 miles to the north providing direct links to London and Wales. Bath Spa railway station provides services to London Paddington (journey time 87 minutes) and Bristol Temple Meads (journey time 13 minutes). Bristol Airport is 25 miles to the west. The property is located in the city centre on the east side of The Paragon at its junction with Lansdown Road, George Street and Broad Street. It is 100 metres from Milsom Street, one of the main retailing thoroughfares in the city, and 600 metres north of Bath rugby ground. The Bartlett Street Quarter, with a number of specialist retailers, is close by, together with Wagamama, Loch Fyne, Slug & Lettuce, Revolution, Pig & Fiddle and Saracens Head public houses, Hilton Hotel and Waitrose.

Description

The property comprises a ground and lower ground floor restaurant for 90 covers. The ground floor comprises bar, restaurant and terrace with the lower ground floor comprising open plan kitchen, customer WCs, restaurant, storage and terrace. The terraced areas (internal and external) benefit from views of the city towards Henrietta Park. The property has an entrance on Walcot Street, but this is not currently used. The upper floors will be let on a long lease from completion.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

Band B. Please see legal pack at acuitus.co.uk.

Floor (3)	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Restaurant	90 sq m (969 sq ft)	SWAMI MANTRA LIMITED	20 years from 11/10/2016 until 10/10/2036 on a full repairing and insuring lease (2)	£51,580	RPI linked Rent Review on 11/10/2021 & 5 yearly thereafter
Lower Ground	Kitchen/ Restaurant	145 sq m (1,561 sq ft)	with personal guarantees t/a Mantra (1)			
Lower Ground	Storage	35 sq m (376 sq ft)				
Total		270 sq m (2,906 sq ft)			£51,580	

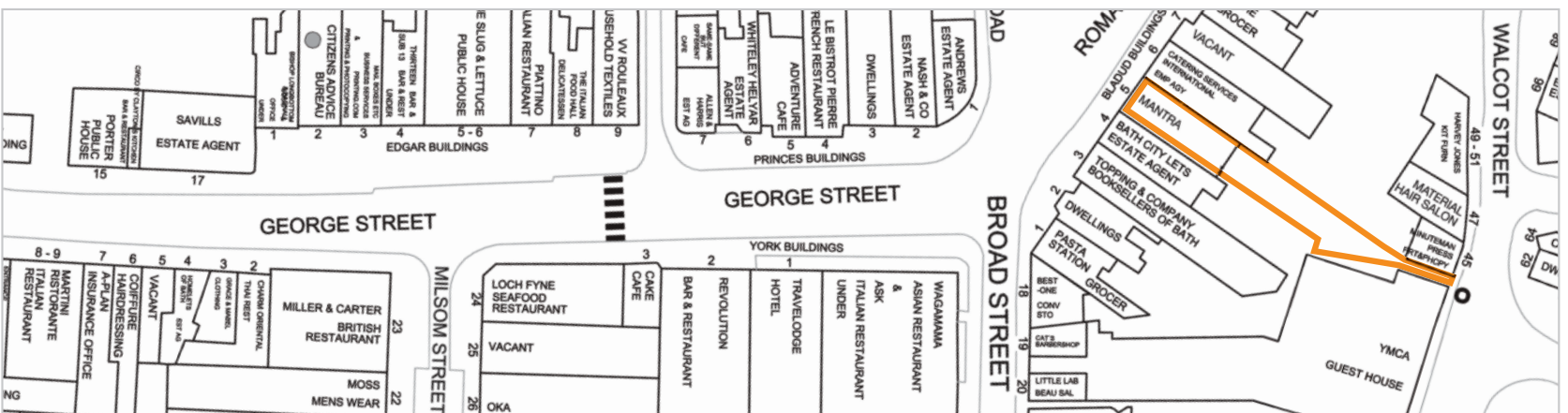
- (1) Progressive Indian cuisine cooked to the highest standard and served in an ambient setting in the heart of Bath (Source : www.mantraofbath.co.uk).
- (2) The lease is contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954, but provides an option to renew for a further 10 years.
- (3) The upper floors will be let on a long lease from completion.



Lower Ground Terrace



Ground Floor Terrace



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