

# FREEHOLD MIXED USE PROPERTY

28 Barton Street, Bath, BA1 1HH

Carter Jonas



VACANT POSSESSION

GRADE II LISTED BUILDING

RARE FREEHOLD



# SUMMARY

- Grade II Listed
- Attractive Listed Georgian property arranged over basement, ground, first, second, and third floors
- Being sold with vacant possession
- Commercial space comprises 294 ft<sup>2</sup> of sales space on the ground floor with 541 ft<sup>2</sup> of sales and ancillary space at basement and first floor levels
- Attractive location with close proximity to Kingsmead Square and Queen Square
- Upper floors consist of a 2-bedroom maisonette
- Close proximity to the Theatre Royal
- Bath has significant untapped occupational demand across all sectors of the market



## PROPOSAL

We are instructed to invite offers at £670,000 (Six Hundred and Seventy Thousand Pounds) subject to contract.

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## LOCATION

Bath is a city of international repute, located approximately 100 miles west of London and 13 miles east of Bristol. Bath is served by excellent transport links, including frequent train services to Bristol Temple Meads and London Paddington.

Bath's famous Theatre Royal is within yards and Sawclose and Kingsmead Square are a short distance away. Both locations are high footfall generators. Nearby Retailers include Vino Vino, Giggling Squid, Pintxo, Baba's Mezze, The Harington Club, Pizza Express, Zizzi and Five Guys.

Barton Street has a mix of uses including residential, office and retail. Queen Square is just to the North of the property with shopping and other facilities all within a few minutes' walk. Public transport, including bus and rail stations are around 10 minutes' walk away.

## DESCRIPTION

The property is Grade II Listed with Georgian Bath stone elevations beneath a slate mansard roof. The property is mixed use with commercial space on the ground floor, first floor and basement with residential use on the second and third floors. The upper floors are accessed through the ground floor commercial space.

**500,000**

Catchment Population

**22,000**

Student Population

**250,000**

Shopping Population



## OCCUPATIONAL MARKET

Bath is one of the UK's leading retailing destinations and the City is ranked third in the UK based on the number and range of retailer requirements. The SouthGate shopping development opened its final phase in late 2012 and provides over 420,000 sq ft of retail, 724 car parking spaces and a new bus station. The scheme is anchored by Apple and other retailers represented include Peloton, Hollister, Urban Outfitters, Tommy Hilfiger and All Saints.

Kingsmead Square and Sawclose remain highly popular destinations for retail and leisure operators and the evidence shows with few vacancies within the vicinity. The most recent letting was to Dough Pizzeria which took on former office space on the ground floor, benefitting from the relaxation of the planning Use Class.

Since January 2022 a number of transactions have either taken place or are due to complete within the next three months. The former Gap and Bobbi Brown on Old Bond Street have welcomed Coppa Club and Sweet Little Things, both looking open and trading strongly, and the former Woods stationers and Radley on Old Bond Street have also completed and welcomed Watchhouse and Monsoon.

The independent market has continued to go from strength to strength with a number of units in secondary locations being secured, such as the Tea Emporium and Botanical Studio on Union Passage, Always Sunday and 22 Roots and Records on Broad Street and Portofino and Magalleria on High Street and Upper Borough Walls. Mill-som Place has welcomed the now trading Bosco to its strong line up of bar and restaurants and the former Yo-Sushi has recently let.

SouthGate have secured Levi Jeans who are now trading and will sit alongside the latest lettings of Oliver Bonas and Zara. ITSU are now trading on Stall Street with Tortilla on Cheap Street opening its doors.

## TENURE & TENACY

Freehold sale.

28 Barton Street is for sale with vacant possession.

## EPC

The EPC will be made available on application

The council tax band is: B

## PROPOSAL AND METHOD OF SALE

We are instructed to invite offers at **£670,000**

Subject to contract.

We are informed that no VAT will be payable.

## ACCOMMODATION

| Property     | M <sup>2</sup> | Ft <sup>2</sup> |
|--------------|----------------|-----------------|
| Basement     | 21.34          | 229             |
| Ground Floor | 27.4           | 294             |
| First Floor  | 29.07          | 312             |
| Second Floor | 26.11          | 281             |
| Third Floor  | 28.96          | 311             |
| <b>Total</b> | <b>132.84</b>  | <b>1,427</b>    |

## LISTING

The property is Grade II Listed.



## VIEWING & FURTHER INFORMATION

All viewings should be made through the joint agents Carter Jonas 01225 747260 or Derek Walker 01225 448944 .

### Tim Brooksbank MRICS

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## IMPORTANT INFORMATION

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