

# Lot 3, 32 Gay Street, Bath, Somerset BA1 2NT

For sale by Auction on 22nd September 2022 (unless sold or withdrawn prior)



Freehold Retail and Office Opportunity in Central Bath

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### Freehold Retail and Office Opportunity in Central Bath

- Attractive Grade II Listed Mixed Use Opportunity
- Tenure structure could be of interest to Pension Investors
- Excellent City Centre Location
- Majority Let to Countrywide Estate Agents
- Imminent Asset Management Opportunities

**Lot** 3  
**Auction** 22nd September 2022

**Rent** £45,100 per Annum Exclusive  
**Status** Available

**Sector** High Street Retail/Residential  
**Auction Venue** Live Streamed Auction

### 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

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 destination attracting over 6.25 million tourists in 2018. Bath, 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.

The property is located in the centre of Bath and occupies a prominent position on the east of Gay Street close to its junction with George Street, 50 metres equidistant between Queen Square and The Circus. Nearby occupiers include the Jane Austin Museum, Oxfam, Savills Estate Agent and Fine and Country Estate Agent and many other financial services offices. The adjoining property is also occupied by Hamptons as a residential lettings office.

### Tenure

Freehold.

### Description

The property comprises a four storey Grade II Listed period building and includes a basement. The accommodation provides ground and basement retail accommodation, first floor office accommodation and residential (sold off on long leases) on the second and third floors.

### VAT

VAT is not applicable to this lot.

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground Basement	Retail Ancillary	66.80 69.12	(719) (744)	COUNTRYWIDE ESTATE AGENTS on assignment from HAMPTONS ESTATES LIMITED t/a Hamptons (1)	10 years until 19th September 2024	£30,000	
First	Office	66.80	(719)	VICTORIA TOPPING	10th May 2021 until 9th May 2024 (3)	£15,000 (2)	
Second	Residential			AN INDIVIDUAL	Ground lease expiring 25th December 2083	£50	25th December 2050 to £100 p.a.
Third	Residential			INDIVIDUALS	999 year ground lease expiring 25th December 2983	£50	25th December 2050 to £100 p.a.
<b>Total</b>		<b>202.72</b>	<b>(2,182)</b>			<b>£45,100</b>	

(1) On 8th March 2021, Countrywide was acquired by Connells Group, making it part of the UK's largest and leading estate agency and property services provider. The acquisition brought together two highly complementary businesses, with over 1,200 high street branches combined. (Source: www.countrywide.co.uk 18/08/2022)

(2) The vendor holds a rent deposit of £3,750.

(3) The lease provides a tenant option to determine the lease on the 2nd anniversary of the term, being 10/05/2023.

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**Lot 3, 32 Gay Street, Bath,  
Somerset BA1 2NT**

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## Contacts

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