

## Alexander House, James Street West Bath BA1 2BT

lot 14

Freehold Office Investment in Historic City Location

- Located within close walking distance of Bath's historic city centre
- Nearby occupiers include Riverside Health Centre, Bath Spa Dentistry and Sainsbury's
- On-site car parking and garage space
- Future residential redevelopment potential subject to consents
- Six Week Completion Period

Rent  
£174,292.50  
per annum  
exclusive



On Behalf of  
Rugby Estates



### Location

Miles: 0.6 miles from Bath Spa Railway Station  
12 miles east of Bristol

Roads: A4, A367  
Rail: Bath Spa Rail  
Air: Bristol Airport

### Situation

The property is situated in a prominent corner location on the southern side of James Street West, at its junction with Norfolk Buildings and Stanhope Place within walking distance of Bath city centre and its principal office area. Nearby occupiers include Riverside Health Centre, Bath Spa Dentistry, Sainsbury's and Green Park Offices which houses Prestige Nursing, Rowan Dartington and Withy King Solicitors.

### Description

The property comprises a self-contained office building over ground and mezzanine floors. In addition, there is a single storey office annex adjoining to the front. The main building benefits from open plan accommodation, comfort cooling and central heating. The site also benefits from on-site parking for 3 cars and garage space for 2 cars.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Tenancy and accommodation

| Unit            | Floor               | Use              | Floor Areas (Approx)                                   | Tenant  | Term  | Rent p.a.x. | Review/(Reversion) |
|-----------------|---------------------|------------------|--|---|---|-------------|--------------------|
| Alexander House | Ground<br>Mezzanine | Office<br>Office | 401.59 sq m (4,323 sq ft)<br>310.43 sq m (3,341 sq ft) | <b>THE REAL ADVENTURE MARKETING COMMUNICATIONS LIMITED(1)</b> | 10 years from 01/04/2007 on a full repairing and insuring lease (2) | £159,292.50 | 01/03/2012 (2)     |
| Annexe          | Ground              | Office           | 89.63 sq m (965 sq ft)                                 | <b>INDIVIDUAL t/a Bath Natural Health Clinic (3)</b>          | 5 years from 15/05/2007 on a full repairing and insuring lease (4)  | £15,000     | (14/05/2012) (4)   |

**Totals** 801.65 sq m (8,629 sq ft) £174,292.50

- (1) For the year ending 31st March 2011, The Real Adventure Marketing Communications Limited reported a turnover of £4,309,000, pre-tax profits of £431,000 and a total net worth of £882,000. (Source: www.riskdisk.com 27/01/2012)
- (2) The lease contains a tenant's option to determine on 01/04/2012. The tenant's have exercised their option.
- (3) Bath Natural Health Clinic was established in 1986 and offers one of the widest ranges of complementary and alternative therapies in the area. (Source: www.bathnhc.com 27/01/2012)
- (4) The tenant has indicated to the seller that they wish to extend their lease.
- (5) A schedule of dilapidations has been prepared by the seller, a copy of which is available for inspection from the Auctioneers.

### For further details please contact:

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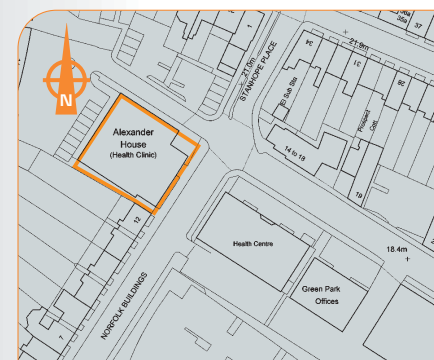
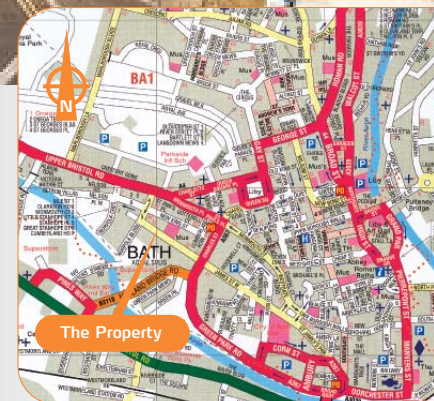
### Associate Auctioneers:

**Jones Lang LaSalle**  
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### Solicitors:

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