



Chartered Surveyors

6 Gay Street Bath BA1 2PH

Telephone (01225) 448944

Fax (01225) 44 89 27

Email info@derekwalker.co.uk

118 WALCOT STREET

BATH

FOR SALE



SALES 48.48 SQ M (522 SQ FT)

ANCILLARY 33.85 SQ M (364 SQ FT)

CAN BE IN ONE OR TWO UNITS

**SITUATED IN BATH'S POPULAR ARTISAN QUARTER WITH
DOUBLE DISPLAY FRONTAGE**

www.derekwalker.com

These particulars are intended to give a fair description of the property but their accuracy is not guaranteed and they do not form part of an offer or contract.

118 Walcot Street, Bath BA1 5BG

ACCOMMODATION:

The approximate dimensions and areas are:

Ground Floor: Shop	Max Width	9.17m
	Max Depth	5.11m
	NET SALES AREA	48.48 sq m (522 sq ft)
Basement:	STORAGE	33.85 sq m (364 sq ft)
Additional vaulted areas. WCs.		

SERVICES:

Mains water, electricity and drainage connected and in use. Night storage heating.

RATING:

There are two assessments. 118a is assessed at Rateable Value £9400, 118b at Rateable Value £10,250.

ENERGY PERFORMANCE:

No certificate is required in this case.

LEASE:

118b is currently let until May 2019 on an effective full repairing and insuring lease producing £12,000 a year. 118a is vacant and available to let at £11,500 a year. If it suits both shops can be available to let as a single unit in May at a combined rent of £24,500 a year.

HEAD LEASES:

The leases for sale, being 118A and 118B Walcot Street, are both for terms of 999 years commencing 1 January 1977 at ground rents of £5 each. The freehold of the property is held by a management company.

PRICE:

Offers are invited at **£345,000**, subject to contract, for the long leasehold interests.

COSTS:

Each party to pay their own costs.

VIEWING:

By appointment with Derek Walker Chartered Surveyors **01225 448944**. gwalker@derekwalker.co.uk

NOTE:

We have not tested any equipment or services. Applicants should arrange for their own investigations into working order or suitability. Those wishing to inspect are advised to check availability in advance, particularly if travelling from a distance.