



GROSVENOR PLACE
Bath

Carter Jonas

35 GROSVENOR PLACE, BATH, BA1 6BA

ACCOMMODATION

Six apartments, 3 x studio apartments, 3 x 1 bedroom apartments spanning garden level up to top floor

DESCRIPTION

Six apartments within a large Grade I listed townhouse in Grosvenor Place, near Larkhall in the eastern portion of Bath city. The properties are to be sold in one lot all with tenants in situ returning £60k a year in rental income. There are three good sized studio apartments and three excellent sized one-bedroom apartments.

Flat	Beds	Annual rent	Value	Yield %
3	Studio	£10,740		
5	Studio	£8,700		
6	1	£9,300		
8	1	£10,500		
9	Studio	£10,740		
10	1	£10,200		
Total		£60,180	£960,000	6.3

SITUATION

The UNESCO World Heritage City of Bath is just under a mile away and offers a wonderful array of chain and independent retail outlets, many fine restaurants cafes and wine bars and a number of well-respected cultural activities which include a world famous music and literary festival, the attractions at The Roman Baths and Pump Rooms along with many lovely museums and art galleries.

World class sporting facilities are available at Bath Rugby and Cricket Clubs and Bath University and there is a good local tennis and bowls club nearby. There are also lovely 5 star hotel and spa facilities at the Royal Crescent and Priory Hotels.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, The M4 Motorway, junction 18 is 6 miles to the north and Bristol Airport is 18 miles to the west.

AN INVESTMENT OPPORTUNITY TO PURCHASE 6 APARTMENTS WITHIN A GRADE I LISTED GEORGIAN TOWNHOUSE IN BATH RETURNING CIRCA £60,000 PER ANNUM IN RENT REPRESENTING OVER 6% RETURN ON INVESTMENT. ALL APARTMENTS ARE LET OUT ON ASSURED SHORTHOLD TENANCIES TO BE BOUGHT AS A GOING CONCERN.



Classification L2 - Business Data

ADDITIONAL INFORMATION

There is a management company - 35 Grosvenor Place (Bath) Management
Leases will be granted to the buyer if that is the structure they require (and vendor will bear the legal costs) but if the buyer is going to continue to rent the apartments out they will not need to do this. If granted those leases would be on the same terms as those four leases already granted to the other apartments which are privately owned.

Services: All mains services connected

Tenure: Freehold available

Council Tax: Band A

EPC: Band D

Viewing: Strictly by appointment with Carter Jonas



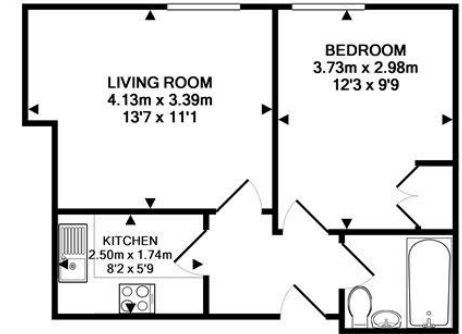
Flat 3, 35 Grosvenor Place, Bath



Total Area: 27.9 m² ... 301 ft²

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thicknesses. www.energyassessmentservices.co.uk

366 sq.ft. (34.0 sq.m.) approx.



TOP FLOOR FLAT GROSVENOR PLACE BATH BA1 6BA
TOTAL APPROX. FLOOR AREA 35.4 SQ.M. (381 SQ.FT.)

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Grosvenor Place, Bath, BA1

Approximate Area = 552 sq ft / 51.2 sq m
For identification only - Not to scale



Flat Six



Grosvenor Place, Bath, BA1

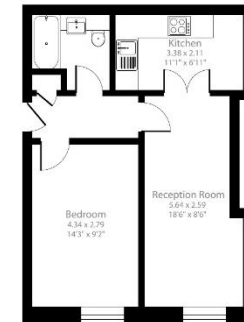
Approximate Area = 333 sq ft / 30.9 sq m
For identification only - Not to scale



Flat Nine

Grosvenor Place, Bath, BA1

Approximate Area = 444 sq ft / 41.2 sq m
For identification only - Not to scale



Flat Ten

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IMPORTANT INFORMATION

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