

An opportunity to purchase the upper floors of a magnificent building.

33 Milsom street, Bath- somerset, bai idg

W 3 W 1 (R) 5

unconditional offers in excess of £450,000



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33 Milsom Street, Bath. Somerset. BAI 1DG

3 1 5

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33 Milsom Street. Bath. Somerset. BAI IDG

«3 W 1 04 5

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About this property

33 Milsom Street is a Grade II listed property arranged over lower ground, ground, and three upper floors. Savills have been instructed by Bath and North East Somerset Council to handle the disposal of the upper floors. The Council will retain part of the lower ground, ground, and part of the first floor, which comprise the commercial premises.

The property requires refurbishment and could lend itself to various schemes (subject to the necessary consents being obtained). The first and second floors are currently in commercial use, while the top floor is residential.

As shown in the floor plan, access is at ground floor level directly off Milsom Street, leading into a spacious hallway with a magnificent central staircase. The property requires refurbishment and could accommodate various schemes (subject to the necessary consents being obtained). It may also be suitable for a live/work arrangement due to its current planning use.

The first floor comprises two superb interlinked rooms spanning the entire width of the building. The second floor has two rooms at the front and one room at the rear, along with WCs. The third floor is a self-contained apartment with a kitchen/dining room at the rear and an adjacent

bathroom. At the front, there are three bedrooms. The property offers terrific views over Bath to the rear and views of Milsom Street to the front.

Situated in the heart of the UNESCO World Heritage City of Bath in one of the principal shopping areas of the city, this fashionable street benefits from being home to an array of designer retailers and popular restaurants which cater for a variety of styles and tastes.

Bath Spa train station is approximately 0.4 miles from the property and provides a regular train service into central London with journey times from 75 minutes, and from 15 minutes to Bristol.

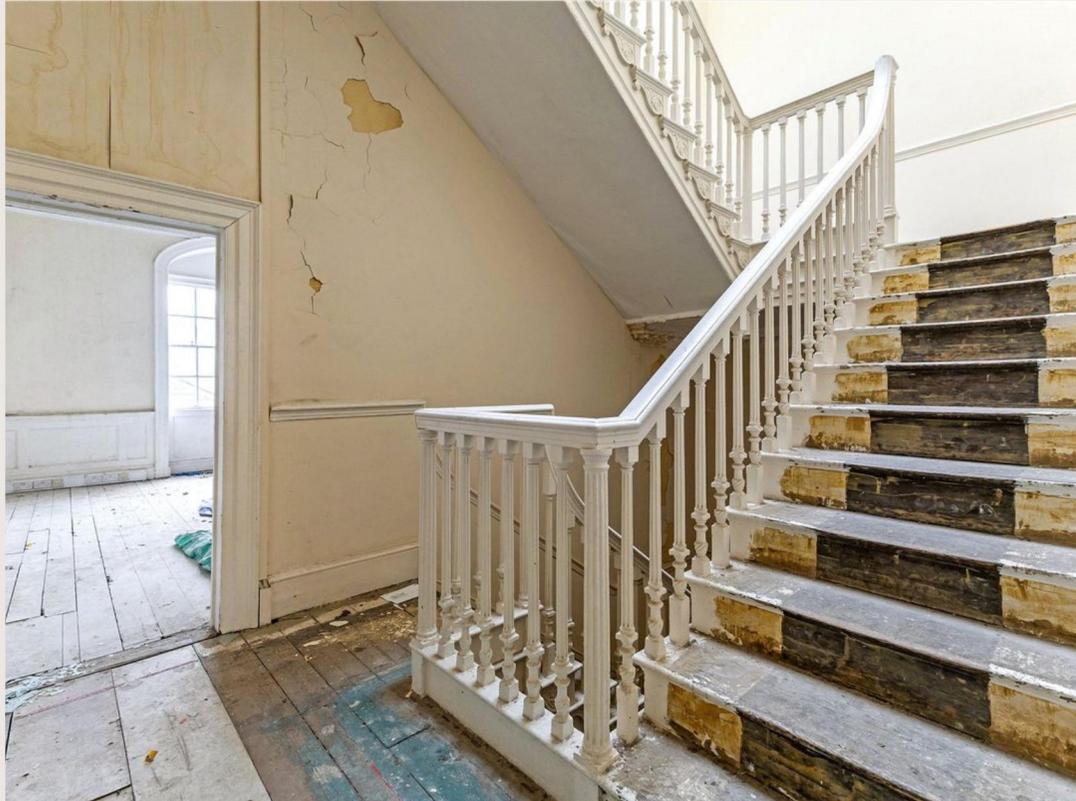
As you would expect there are also a range of amenities including supermarkets, cafes and a plethora of independent retailers.

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33 Milsom Street, Bath, Somerset. BAI 1D

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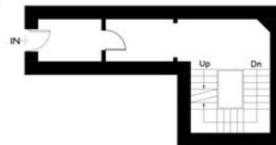
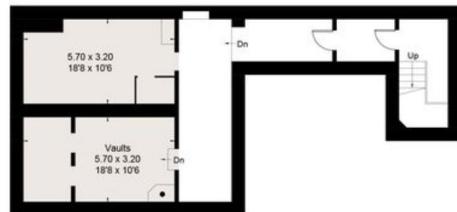
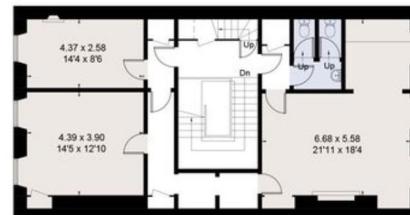
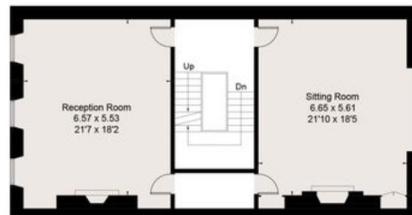
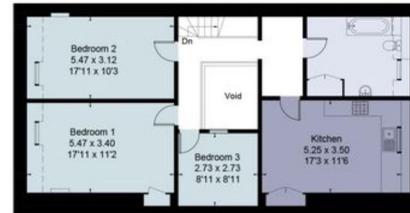


Plans

Approx. gross internal floor area

4,290 sq ft

Approximate Floor Area = 398.6 sq m / 4290 sq ft (Including Basement / Excluding Void)



Local Area

Agents Note:-

999 year lease being granted

Ideal for live/work unit.

Buyer of this responsible for main roof and structure. Bath and North East Somerset Council retaining freehold.

Aibnb/Holiday Letting allowed if individual flats on each floor.

If one large maisonette then no approval would be granted.

Buyer will have to adhere to doing works/regs within three years of completion

Full repairing with fair proportion of any common structures as part may be party walls



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #99148

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Key Information

Local Authority
Bath & North East
Somerset

Council Tax
Band = C

Tenure
999 year lease

Ground Rent
Peppercorn

Service Charge
TBC

Services & Additional Information
Mains electric, water and
drainage.

EPC
EPC Rating = E

PROPERTY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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Talk to an agent

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