File Ref: W-621978



Abbey Chambers

Kingston Parade, Bath, Somerset BA1 1LY

Tenure

To Let

Price

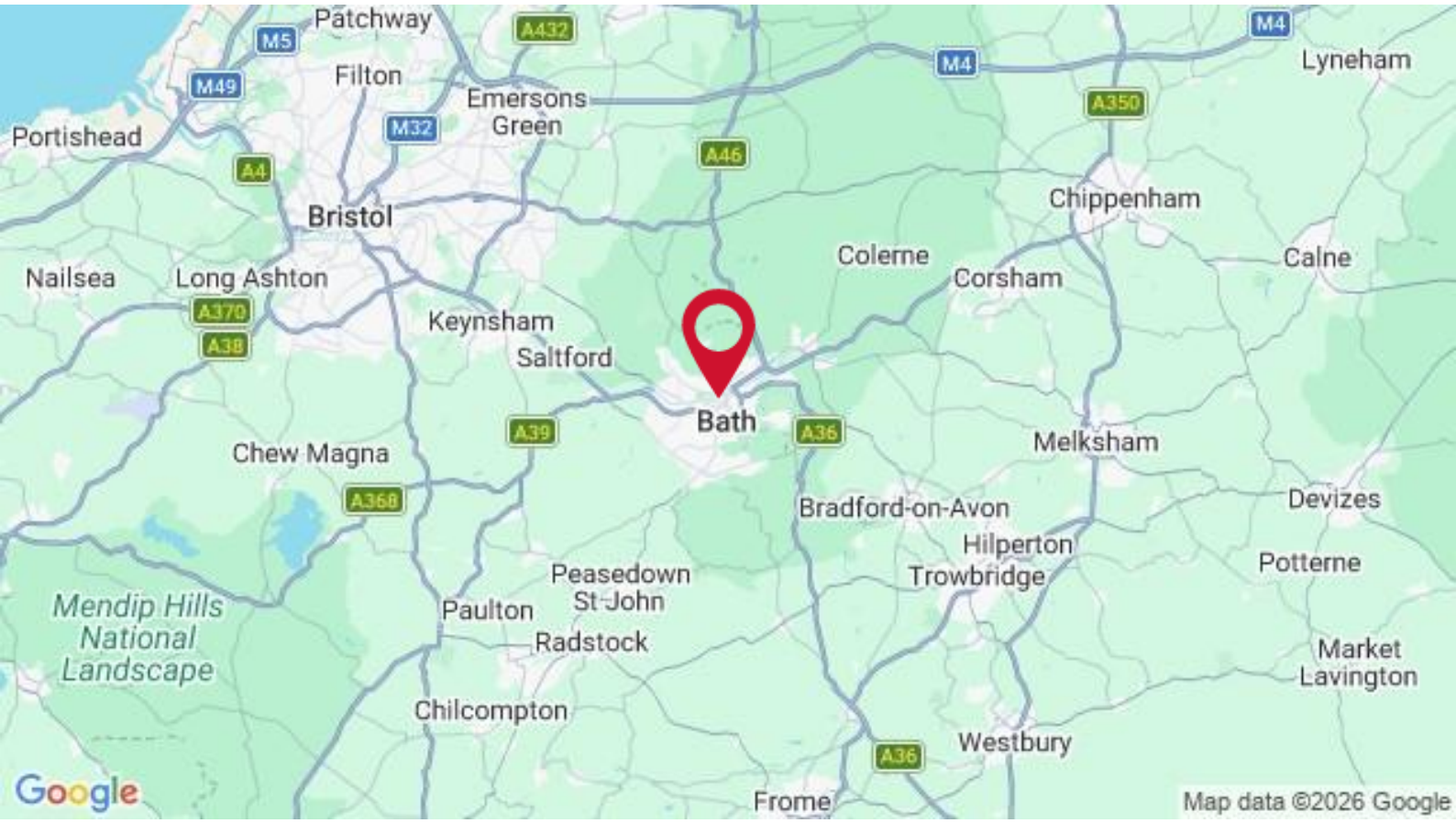
Offers Invited

- Prime Bath city centre restaurant/bar/hotel opportunity
- Located next to Roman Baths & Bath Abbey
- Close to major retail & leisure operators
- Building extends to circa 6,814 sq ft
- Conversion opportunity STP and listed consents

Fleurets

Leisure Property Specialists

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Location

Bath is a highly desirable and affluent historical city, being designated a World Heritage Site in recognition of its international cultural importance. The property occupies a prime city centre location, sitting between Bath Abbey and the Roman Baths, on Kingston Parade. Major national restaurant and bar operators nearby include Rosa's Thai, Tortilla, Bill's, All Bar One, The Crystal Palace (Fuller's) and Browns. The main retail pitches are in very close proximity, as are a number of Bath's hotels and nightclubs.

Description

The property comprises an attractive end-of terrace building that sits prominently on Kingston Parade, with a return frontage on Abbey Churchyard. Featuring traditional Bath stone and sash windows, the building extends over four storeys, from ground to third floor. The property is currently vacant, providing a substantially clear space ready to take an ingoing tenant's fit out works. There is potential to split the ground and upper floors to accommodate an operator's requirement.



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Trade

The property was previously operated as the Bath Tourist Information Centre and comprised a public-facing visitor centre on the ground floor and offices on the upper floors. This is a very desirable location given the high levels of footfall, proximity to the city's major tourist attractions, as well as the number of complementary operators nearby, and the accommodation lends itself to a variety of restaurant, hotel and bar uses.

Accommodation

The property extends over ground, first, second and third floors. The layout of the property is arranged as follows.

Ground

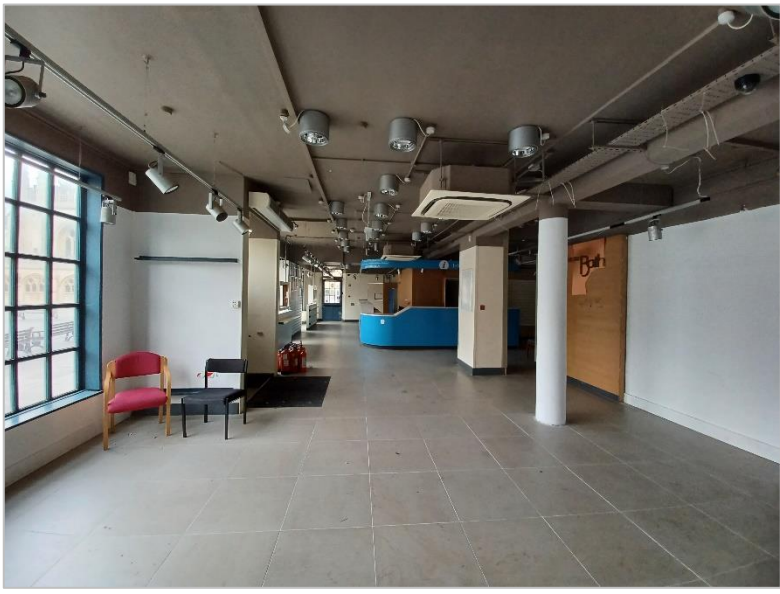
Benefitting from three separate entrances at the front and side of the building, the ground floor provides retail space overlooking Kingston Parade, the Roman Baths and Bath Abbey. The space enjoys plenty of natural light from the three large casement windows to the main frontage. To the rear of the front section of the building, at either side of the ground floor, are two staircases leading to the upper floors of the building. Additional accommodation at ground floor comprises a disabled WC and office/storeroom.

First Floor
The first floor of the building is accessed via the two staircases at each side of the ground floor. The first floor has been configured as five internally-partitioned office suites, with a mix of carpet tile and wooden flooring, as well as sash windows. Further accommodation at first floor comprises male and female WCs and a kitchenette.



Second Floor
The second floor has also been configured to provide five separate office suites, each finished with a mix of carpet tiles and wooden flooring, with traditional sash windows throughout. Ancillary accommodation comprises a store room and a small kitchenette.

Third Floor
The third floor provides further office accommodation, internally partitioned and finished with carpet tiles and wooden flooring. Sash windows provide fantastic views into the Roman Baths and of the adjacent Bath Abbey. Ancillary accommodation at this level comprises WCs and a kitchenette.



External
Kingston Parade and Abbey Churchyard are fully pedestrianised and the property has substantial frontages onto each. There is potential to explore the possibility of outside seating, subject to the necessary permissions and licences.

Offers

A high-profile operator is sought for this landmark building in the heart of the city centre. The Council seeks an occupier who is compatible with the surrounding environment and will bring added value to the area. Therefore, significant weight will be given to the quality of the tenant covenant and added value brought to the vicinity. A prospective tenant will need to make use of the whole building, extending from ground to the third floor of the property.



The Council will consider a variety of alternative methods of disposal which brings the property back into beneficial use upon completion of the refurbishment works which are required. This may be on a long or standard term lease agreement. It will consider an arrangement whereby the developer/occupier redevelops/refurbishes the whole building, but the Council retains control of the ground, facilitating a revenue stream. In any scenario it is intended that the purchaser take on the management of the entire building, by way of full repairing and insuring lease (a service charge may be levied on the ground floor area if the Council retains this element - which it will offer to let by way of shorter occupational lease). Note that the Council intends to retain its freehold interest in the property.

Method of Sale

Offers are invited for the long leasehold interest of the whole building; or in the upper floors of the property, as described above, on a conditional (subject to planning and listed building consent) basis only.

Bidders will be advised of the information required when submitting an offer. Weight will be given to those offers:

- Proposing rental income to the Council of whole or part of the building;
- Supported by evidence of a contractually secured high profile occupier(s) for the ground or whole of the premises, that will add to the vitality of the current mix of uses.
- Climate emergency/green agenda.

Tenure

The property is held freehold by B&NES and the Council intends to retain its freehold interest.

Therefore, the property is available by way of 150 year lease of the whole or upper parts on full repairing and insuring terms.

Floor Areas

The property has been measured in accordance with the RICS Code of Measuring Practice on a Net Internal Basis as follows:

Ground floor	160.33 sq m	(1,726 sq ft)
First floor	147.81 sq m	(1,591 sq ft)
Second floor	165.65 sq m	(1,783 sq ft)
Third floor	159.24 sq m	(1,714 sq ft)
TOTAL	633.03 sq m	(6,814 sq ft)

Planning

The building is Grade II Listed and situated within the Central Bath Conservation Area.

Licence

An ingoing tenant will need to make a new licensing application to Bath & North East Somerset Council.

Business Rates

The property is in an area administered by Bath & North East Somerset Council. Rateable Value £108,500 (2023) & £TBC (2026) per annum.

Confirmation of actual rates payable should be obtained from the Local Authority.

EPC

The property has an EPC rating of D.

Services

We are advised the premises are connected to all mains services.

Viewing

Strictly by appointment through Fleurets West & South Wales office on 0117 923 8090.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

For further information please log onto **fleurets.com** or contact:

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