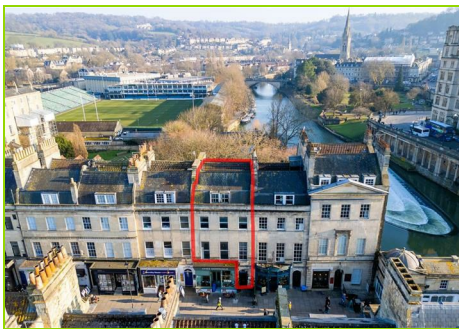


Residential Development Land Sales



14 - 15, Argyle Street, Bathwick, Bath, BA2 4BQ

Guide Price £500,000

Hollis Morgan – A Freehold DEVELOPMENT OPPORTUNITY in CENTRAL BATH comprising 3 VACANT UPPER FLOORS (1651 Sq Ft) with huge potential STP.

14 - 15, Argyle Street, Bathwick, Bath, BA2 4BQ

THE PROPERTY

ADDRESS | 14 - 15 Argyle Street, Bathwick, Bath BA2 4BQ

The Freehold title encompasses all elements of the Grade II Listed 14 - 15 Argyle Street in central Bath. The lot comprises the vacant upper 3 floors (1651 Sq Ft) of 15 Argyle Street which were most recently occupied as offices but now vacant. Please note the remaining elements of the Freehold are sold subject to long term leases - please refer to online legal pack.

Tenure - Freehold

EPC - TBC

THE OPPORTUNITY

DEVELOPMENT OPPORTUNITY | CENTRAL BATH

The upper floors offer a wide range of residential and commercial development opportunities.

There is potential for 3 x 1 bed flats or a combination of flats and maisonettes or a larger single dwelling.

Interested parties to make their own enquiries.

All above subject to gaining the necessary consents.

RENTAL APPRAISAL

What rent could be achieved?

Aspire To Move have extensively reviewed the property and similar listings in the area. The property is in need of refurbishment and our figures are based on the work being completed. With our knowledge of the local market, and considering the current market conditions we would estimate the property could achieve a rental figure in the region of:

If a 1 bed flat - £1,300 PCM

If a 2 bed flat - £1,500 PCM

If a 3 bed flat – £1,800 PCM

If you would like to discuss this in more detail, then please do not hesitate to contact me on 01225 444333 or email me info@aspiretomove.co.uk.

I will look forward to hearing from you.

Yours faithfully,

Rachel Catlin

rcatlin@aspiretomove.co.uk

01225 444333

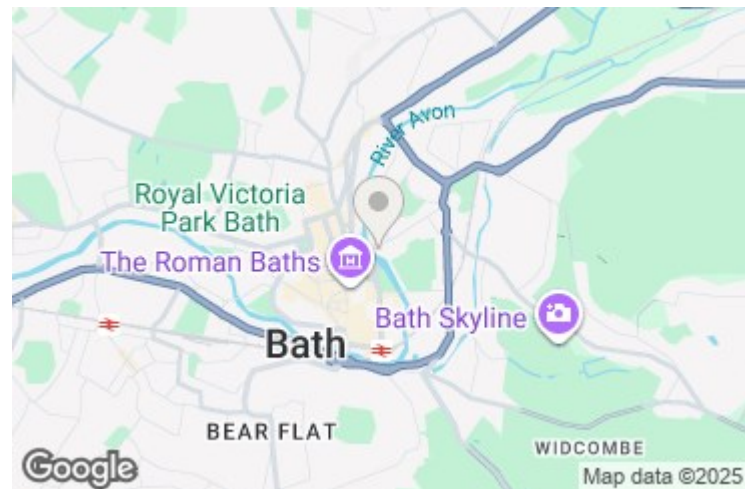
LOCATION

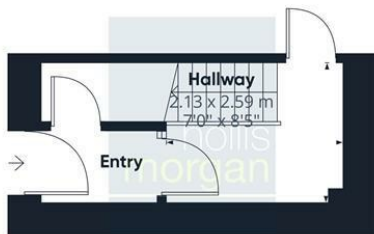
Situated between the fountain at Laura Place and Robert Adam's iconic Pulteney Bridge, Argyle Street is surrounded by illustrious neighbours and can rightfully claim a place at the very heart of Georgian Bath. The recreation ground and Bath Rugby Club is located nearby (at the end of William Street) and the neatly manicured gardens of Henrietta Park or the more formal Sydney Gardens can be enjoyed in the locality. A short walk to the city centre, offering an array of cultural and leisure facilities with some of the finest shops and restaurants to be found outside London. Bath Spa train station allows access to London Paddington and the M4 (Junction 18) is approximately 10 miles distant. There is an excellent range of schools in both the public and state sector. Bath is one of only three UK World Heritage Cities and this property is ideally placed to walk into

Bath and enjoy all it offers including The Theatre Royal and Bath Festivals Trust, providing an eclectic programme of events over the year.

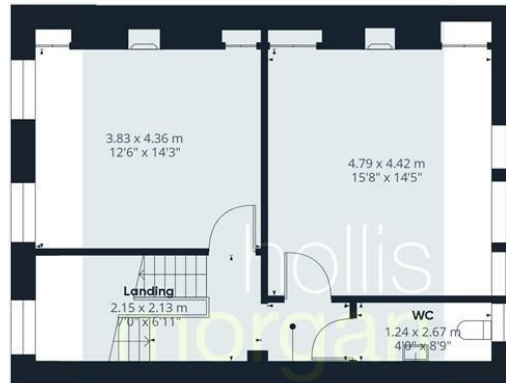
PROPERTY DETAILS DISCLAIMER

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact, and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information contained in the legal pack. It should not be assumed that this property has all the necessary Planning, Building Regulation, or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide-angle lens. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.





Ground Floor



Floor 1



Floor 2



Floor 3

Approximate total area[®]

153.44 m²

1651.6 ft²

Reduced headroom

3.78 m²

40.65 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360