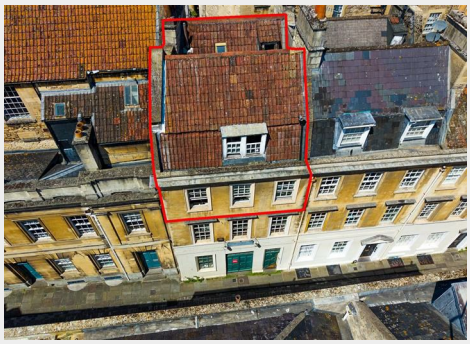
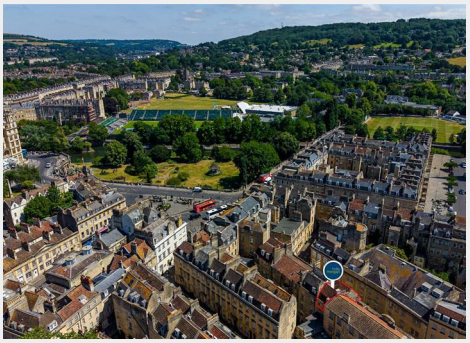
The Maisonette, 16 Old Orchard Street, City Centre, Bath, BA1

Auction Guide Price +++ £325,000













- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 16TH DECEMBER 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- DECEMBER LIVE ONLINE AUCTION
- LEASEHOLD PERIOD MAISONETTE
- 3 BEDS | 2 REC | VACANT POSSESSION
- REQUIRES UPDATING | HUGE POTENTIAL
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – DECEMBER LIVE ONLINE AUCTION – A Leasehold 3 BED | 2 REC MAISONETTE (915 Sq Ft) now in need of MODERNISATION located in CENTRAL BATH.

The Maisonette, 16 Old Orchard Street, City Centre, Bath, BA1 1JU

Accommodation

FOR SALE BY LIVE ONLINE AUCTION
ADDRESS | The Maisonette, 16 Old Orchard Street, City Centre, Bath BA1 1JU

Lot Number TBC

The Live Online Auction is on Wednesday 16th December 2026 @ 12:00 Noon
Registration Deadline is on Friday 11th December 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer.
Registration is a simple online process – please visit the Hollis Morgan auction website and click "REGISTER TO BID"

THE PROPERTY
A Leasehold maisonette occupying the upper floors of this imposing Grade II listed period terrace in the heart of the City.
The accommodation (915 Sq Ft) comprises the second and top floor with a kitchen and 2 reception rooms plus 3 bedrooms and a bathroom upstairs.
Sold with vacant possession.

Tenure - Leasehold
Council Tax - C
EPC - D
Management Fees - No Monthly Charge
Lease length - 999 years

FLOORPLANS | MEASUREMENTS

Please note that the software used to calculate the measurements of a property only capture the Net Internal Area (NIA) not the Gross Internal Area (GIA) so the room sizes may appear smaller on the floorplan.
Please refer to the EPC for the GIA.

THE OPPORTUNITY
PRIME MAISONETTE | UPDATING

The property has been a much loved home for many years and would now benefit from updating but would make a fine home or investment in this highly sought after location.
Please refer to the independent rental appraisal.

THE BUILDING

The building is currently mixed use with commercial / offices on the lower floors.
We understand planning is pending for a change of use for the first floor into residential

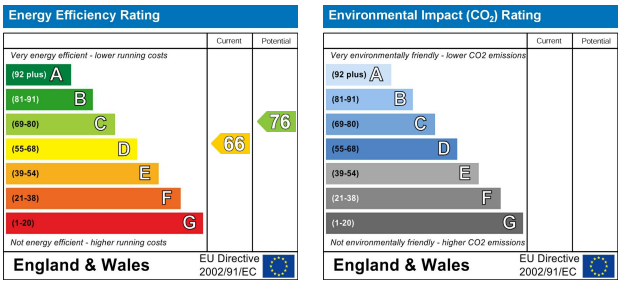
Proposal - Change of use of the first floor flat from the existing office use to a single dwelling.
Planning Application Reference: 26/03957/FUL

Interested parties to make their own investigations.

Floor plan



EPC Chart



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Auction 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. Please refer to our website for further details.