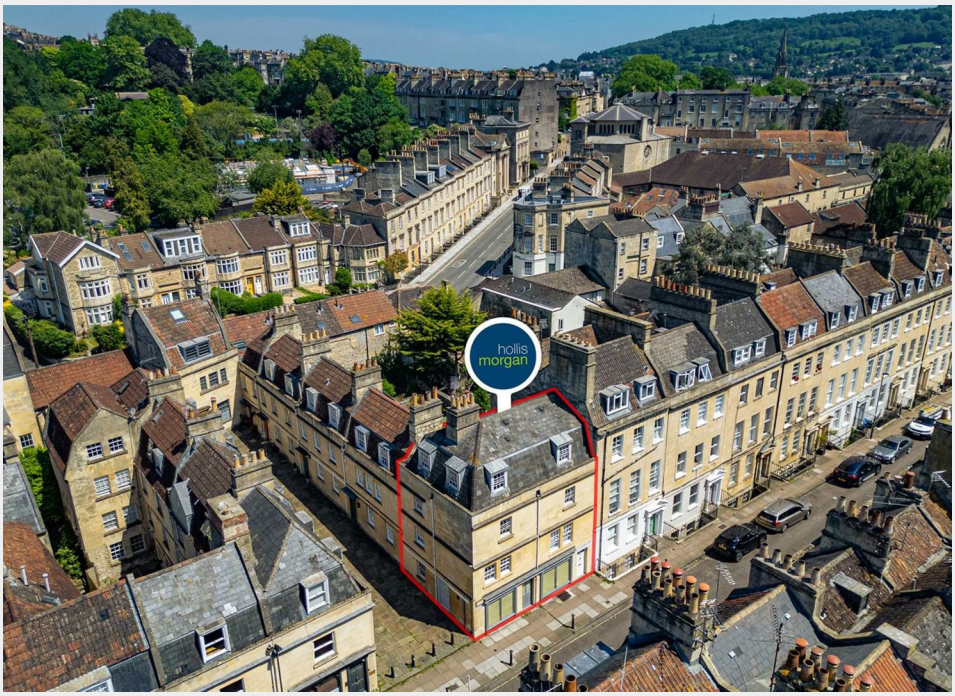
36a New King Street, City Centre, Bath, BA1 2BN

Auction Guide Price +++ £425,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 21ST OCTOBER 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- OCTOBER LIVE ONLINE AUCTION
- FREEHOLD MIXED USE BUILDING
- MAISONETTE | FLAT | COMMERCIAL
- COSMETIC UPDATING | CENTRAL LOCATION
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – OCTOBER LIVE ONLINE AUCTION – A FREEHOLD MIXED-USE BUILDING including UPPER-FLOOR MAISONETTE | FIRST-FLOOR FLAT plus GROUND FLOOR COMMERCIAL and BASEMENT with scope for COSMETIC UPDATING | Central Location and Vacant Possession.

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Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 36a New King Street, City Centre, Bath BA1 2BN

Lot Number TBC

The Live Online Auction is on Wednesday 21st October 2026 @ 12:00 Noon
Registration Deadline is on Friday 16th October 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

*** INTERNAL PHOTOS OF FIRST-FLOOR FLAT, COMMERCIAL UNIT AND BASEMENT TO FOLLOW ***

A Freehold mixed use corner property comprising a ground floor commercial unit plus basement, first-floor flat, and 2 / 3 bedroom maisonette.
Please note the hall floor usage class being an office but has in recent terms been used for storage.
Sold with vacant possession.

Tenure - Freehold
Council Tax - C (upper maisonette)
EPC - C (upper maisonette)

THE OPPORTUNITY

MAISONETTE AND FIRST-FLOOR FLAT | BASIC UPDATING

The residential 2 / 3 bedroom top-floor maisonette and separate first-floor flat are both self-contained and would benefit from cosmetic updating to suit both owner occupiers and investors in this highly sought after central location.
Please refer to the independent rental appraisal within the legal pack.

COMMERCIAL UNIT

The hall floor usage class being an office but has most recently been used for storage, and is located on a prominent trading position, moments from the centre of Bath, plus bonus basement.

POTENTIAL RESIDENTIAL DEVELOPMENT

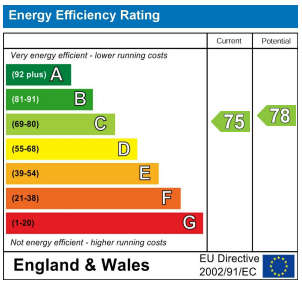
There may be scope to either incorporate the ground-floor commercial element into the first-floor flat to create another maisonette. Alternatively, create a self-contained ground-floor flat, or convert the entire building into a single dwellinghouse. All subject to gaining the necessary consents.

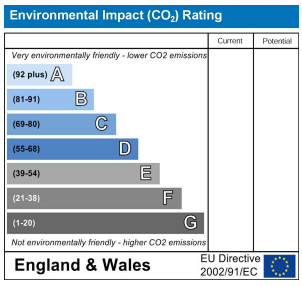
LOCATION

New King Street is situated in the very heart of Bath with The Circus, Brock Street and The Royal Crescent a stroll away. A walk down to Milsom Street and 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.

Floor plan

EPC Chart





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Auction Property Details Disclaimer

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