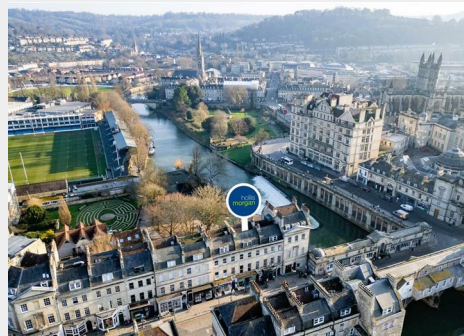


## 14 - 15 Argyle Street, Bathwick, Bath, BA2 4BQ

Auction Guide Price +++ £275,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 14TH MAY 2025
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- MAY LIVE ONLINE AUCTION
- FREEHOLD DEVELOPMENT OPPORTUNITY
- 3 VACANT UPPER FLOORS | 1651 Sq Ft
- CENTRAL BATH LOCATION
- EXTENDED 8 WEEK COMPLETION.

Hollis Morgan – MAY LIVE ONLINE AUCTION – 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

## Accommodation

### FOR SALE BY LIVE ONLINE AUCTION

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

Lot Number TBC

The Live Online Auction is on Wednesday 14th May 2025 @ 17:30  
Registration Deadline is on Monday 12th May 2025 @ 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

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

Utilities, Rights & Restrictions - Please refer to the Legal Pack

Flood Risk - Please refer to the Legal Pack

### 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.

### VAT

Please note VAT is payable on the purchase price

### 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.

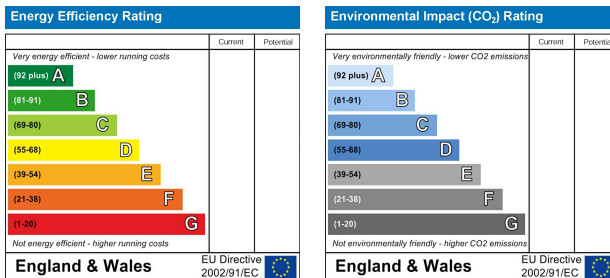
I will look forward to hearing from you.

Yours faithfully,  
Rachel Catlin  
rcatlin@aspiretomove.co.uk  
01225 444333

## Floor plan



## EPC Chart



9 Waterloo Street  
Clifton  
Bristol  
BS8 4BT



Tel: 0117 973 6565  
Email: post@hollismorgan.co.uk  
www.hollismorgan.co.uk

Hollis Morgan Property Limited, registered in England, registered 7275716.  
Registered address, 5 Upper Belgrave Road, Clifton, Bristol BS8 2XQ

## 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.