



Tenure

Freehold.

Location

The city of Bath is designated a World Heritage Site and is located on the A4, 13 miles south-east of Bristol. The M4 Motorway (Junction 18) is some 31 miles to the north, and there are direct train links to London Paddington (1 hour 25 minutes). The city serves a population of 80,000, together with a significant and regular influx of tourists.

The property is situated on the south side of Claverton Street, an established shopping street approximately 0.5 miles from Bath Rail Station. Occupiers close by include a Co-op Food store and McColls, as well as a number of other boutique and local retailers.

Description

The property is arranged on ground and three upper floors to provide a ground floor shop with first floor staff ancillary/storage accommodation. The first floor benefits from access off Millbrook Place. The remainder of the upper floors provide residential accommodation which together with a rear workshop have been sold off on long underleases.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsoy.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Bath

**12 Widcombe Parade
Claverton Street
Avon
BA2 4JT**

- **Freehold Shop and Ground Rent Investment**
- Attractive spa town
- Shop let to AGA Rangemaster Properties Ltd with a guarantee from AGA Rangemaster Group Ltd on a lease expiring in 2026 (no breaks)
- Shop Rent Review in 2021
- Current Rent Reserved
£22,464.84 pa⁽¹⁾

**SIX WEEK COMPLETION
AVAILABLE**



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop	AGA Rangemaster Properties Ltd (Guarantor AGA Rangemaster Group Ltd) (2)	Gross Frontage 6.05 m Net Frontage 5.15 m Shop Depth & Built Depth 12.50 m First Floor 80.50 sq m	20 years from 25.12.2006 Rent review every 5th year FR & I	£22,464.84 p.a. (1)	Rent Review 2021
Maisonette and Workshop		Second and Third Floor – Residential Rear Workshop	Sold off on two underleases – see Special Conditions of Sale		

(1) The current rent of £19,968.75 per annum rises to £22,464.84 per annum on 25th December 2016. The Vendor will top up the rent such that the purchaser effectively receives £22,464.84 per annum from completion until 25th December 2016 (apportioned).

(2) No. of Branches: approximately 60. Website Address: www.agaliving.com
AGA Rangemaster Group Ltd was acquired by Middleby Corporation in July 2015, who employ over 2,500 people worldwide and have a market capitalisation of \$7.4bn. Website Address: www.middleby.com (NASDAQ: MIDD)

Total £22,464.84 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor C Flood Esq, Memery Crystal LLP Solicitors. Tel: 0207 242 5905 e-mail: cflood@memerycrystal.com

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