

# MIXED USE FREEHOLD INVESTMENT - FULLY LET

10 St James Parade, Bath, BA1 1UL



- Freehold and fully let mixed use investment comprising a commercial unit and a studio apartment.
- Occupying a prime position on St James Parade in the heart of Bath
- Long unexpired term on the commercial lease
- Studio Flat in sought after area
- Potential to increase income from retail and residential elements
- Quoting price £400,000



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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LOCATION

Bath is located approximately 13 miles south east of Bristol, 14 miles south west of Chippenham and 19 miles north east of Shepton Mallet. The national motorway network is accessed at junction 18 of the M4 and provides good routes to the South West, South Wales and West Midlands. Bath Spa Railway Station is located within Bath city centre (2 miles away) and provides regular services to London Paddington with a fastest journey time of 1 hours 21 minutes and to Bristol Temple Meads in 12 minutes.

St James Parade is situated in the heart of Bath, close to the rail station and in a high footfall shopping area.

DESCRIPTION

The property comprises an attractive mid-terrace period building with stone elevations, arranged over lower ground, ground, first and second floors. The lower ground floor and ground floor comprise a self-contained commercial unit with rear access for loading from the car park which is accessed from Corn Street at the rear. The upper floors comprise residential flats, all of which have been sold off on 999 year long leases, except a studio apartment at first floor level which is retained and let out on an AST.

ACCOMMODATION

The commercial unit provides the following net internal area

|                          |             |             |
|--------------------------|-------------|-------------|
| Ground Floor No 10       | 702 sq ft   | 65.20 sq m  |
| Lower Ground Floor No 10 | 483 sq ft   | 44.84 sq m  |
| Total                    | 1,185 sq ft | 110.04 sq m |

The residential studio flat has not been measured.

TENURE

The property is held Freehold. There is an annual service charge for the maintenance and repair of the common internal and external parts of the property. Full details available by request.

EPC

|                         |       |
|-------------------------|-------|
| Retail – No. 10         | B(46) |
| First Floor Studio Flat | D(66) |







### TENACIES

The property is fully let, the terms of the occupational leases are set out below.

| Unit                            | Lease Start | Lease Expiry | Break Clause | Rent Review | Annual Rent    |
|---------------------------------|-------------|--------------|--------------|-------------|----------------|
| Ground Floor and basement No 10 | 19/08/2022  | 18/08/2032   | 16/08/2027   | -           | £17,500        |
| First Floor Flat                |             |              |              |             | £8,700         |
| <b>Total</b>                    |             |              |              |             | <b>£26,200</b> |

Copies of the leases can be made available upon request.

### VAT

We have been advised that the property is elected for VAT.

### PRICE

The quoting price for the investment is £400,000 exclusive

### LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

### VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

FAO: Charlie Kershaw MRICS  
Tel: 0117 934 9977  
Email: charlie@burstoncook.co.uk

### SUBJECT TO CONTRACT

August 2025

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