

41 GAY STREET

BATH





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BATH, BA1 2NT

A fantastic opportunity to acquire this spacious Grade I Listed townhouse offering huge potential to a purchaser which is currently used as offices.

Accommodation

13 bedrooms/ offices • 3 reception room/ meeting rooms • 4 WC

End of terrace • Grade I Listed

5434 Sq Ft over five floors



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DESCRIPTION

This impressive end-of-terrace Georgian home was built in 1734 by John Wood the Elder and sits on a corner between Queen Square and Gay Street. Constructed from Bath stone, it features a curved frontage with large sash windows and a standout Venetian window on the first floor. Inside, the main living space is unusually shaped with curved ends, decorative plasterwork, and tall columns, making it one of the most remarkable rooms of its kind in the city. Built for a wealthy Quaker, its design and location have made it one of the city's most recognisable historic homes. It has been used for many years as an office but now has consent to return to a private dwelling. The property is currently used as offices by the tenant. Planning consent was granted on 13th July 2023 for consent to 'Change of use from Office (Use Class E.(g)(i)) to a Dwelling (Use Class C3)' This consent is valid for a period of 3 years. The consent may be found at:

<https://www.bathnes.gov.uk/webforms/planning/details.html?refval=23%2F01820%2FFUL>



LOCATION

Bath is a city of international reputation, located approximately 100 miles west of London and 13 miles east of Bristol. It is set within a landscape and built environment of the highest quality, with a residential population of over 90,000 and annual visitor numbers exceeding 4 million at the last Census. Bath is served by excellent transport routes, including frequent train services to Bristol (c. 12 minutes) and London Paddington (c.90 minutes). The property is situated along the Eastern Side of Gay Street, towards its Southern end, at the junction with Queen Square and on the A4, one of the primary routes to and from the city centre from the West and East. Gay Street is a long-established office and residential location, approximately 10 minutes' walk from Bath Spa mainline railway station and 2 minutes' walk from city centre shopping. The properties are Grade II Listed and are of typical Georgian Construction being ashlar Bath stone with slate tiled mansard roof. They form part of a terrace of similar properties, some with small gardens or courtyards to the rear (opening onto Barton Buildings). The whole terrace is in mixed use, being mainly office, retail and residential.

TENURE

The property is offered for sale freehold and subject to a tenancy to Morgan Financial Group Ltd. The lease is protected under the 1954 Landlord & Tenant Act and provides for an annual rent of £85,625 per annum to the Landlord. The lease expires on 22 August 2026 and is drawn on Full Repairing and Insuring Terms. The tenant has been clear in correspondence that they do not intend to renew the lease. A copy of the lease is available on request.

LOCAL AUTHORITY

Bath and North East Somerset

COUNCIL TAX

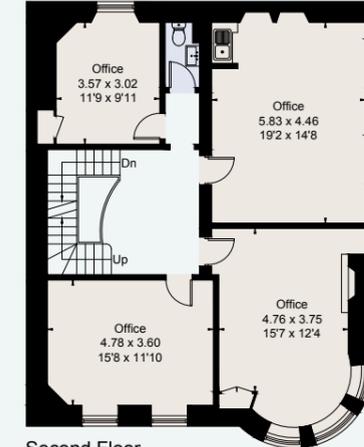
TBC

VIEWINGS

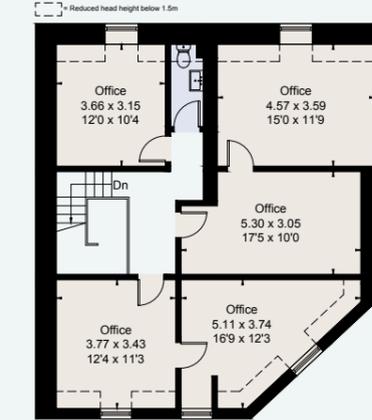
All viewings should be made through the Joint agents, **Carter Jonas 01225 747260** or **Savills 01225 474500**



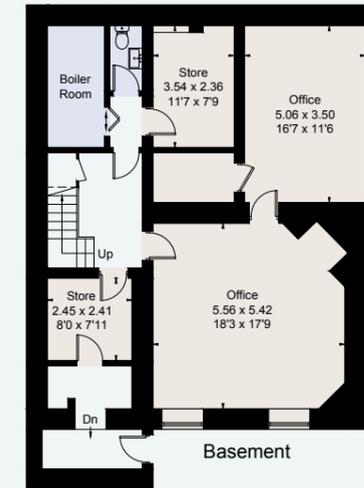
Approximate Floor Area = 504.8 sq m / 5434 sq ft



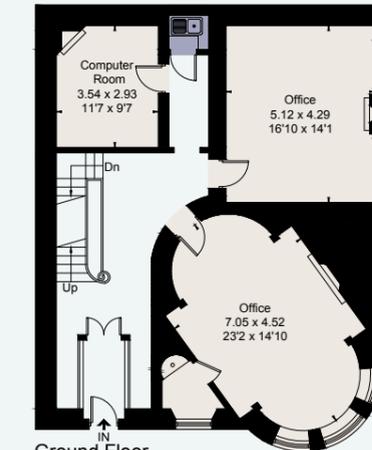
Second Floor



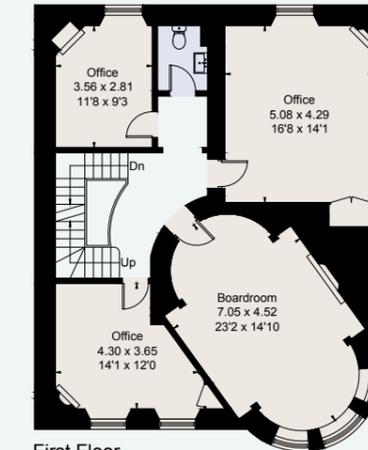
Third Floor



Basement



Ground Floor



First Floor

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