The Min is an exceptional development opportunity in the prime heart of Bath’s Georgian centre.
HIGHLIGHTS

- Suitable for a variety of uses; Residential, Retirement, Health, Office, Hotel, Leisure and Retail
- Potential access to hot spring waters
- 6,905 sq.m (74,322 sq.ft) floor space (approximate)
- Grade II* listed
- Adjoining Bath’s main retail pitch

Royal United Hospitals Bath will relocate the Royal National Hospital for Rheumatic Diseases (RNHRD) to Combe Park, the main hospital campus, in a purpose built therapies centre in 2018. The objective is to maximise the sale proceeds from the sale of the current RNHRD and invest them in the new RNHRD and Therapies Centre.
Bath is a UNESCO World Heritage site located in the south west of England, approximately 115 miles from London and 13 miles from Bristol. Bath is a major centre for tourism with more than one million accommodation visitors and 3.8 million day visitors to the city each year. The Roman city provides numerous amenities including shopping, spa, sporting events, restaurants, museums, theatre and galleries.

Famous for its Roman Spa, the reason for Bath’s hot springs is that the city sits at the entrance of a long-dormant volcano, although this has been extinct for many millennia.

Bath is the administrative centre for Bath and North East Somerset Council with a population of circa182,000 for the wider area and circa 89,000 population in the city.

There are two active and leading universities in the city, University of Bath (approximately 15,570 students) and Bath Spa University (approximately 7,380 students).

Road: Bath is located approximately 8 miles south of the M4 motorway, junction 18, via the A46. Bristol is connected via the A4, approximately 13 miles east.

Rail: Bath Spa Station is located just under half a mile, 7 min walk, south of the property with frequent main line services to London Paddington (approximately 1 hour 30 minutes, although this is set to reduce by up to 20 minutes when electrification of the line is introduced) and Bristol (approximately 12 minutes).

Air: Bristol Airport is 19 miles to the west of the city providing 110 destinations and handling circa 6.5m passengers a year.

The Min is situated in the heart of the city centre adjoining one of the main retail streets, Union Street, and amongst the city's many cultural attractions.

Bath Abbey, The Roman Baths, Bath Rugby (The Rec), Theatre Royal, Thermae Bath Spa, Bath Spa Station, Pultney Bridge and Queen Square are all within easy walking distance from The Min.
THE PROPERTY

The property is formed of two main buildings fronting Upper Borough Walls, dissected by Parsonage Lane but connected with a two-storey bridge link and a basement tunnel. There is also a small lodge in the rear garden of the west wing.

The original hospital was designed by John Wood the Elder in the Palladian style and opened in 1739 as the ‘Royal Mineral Water Hospital’. The west wing and connecting bridge were built in 1859-61 and this front elevation is a faithful copy of the original wing.

The property has been providing specialist treatment and rehabilitation for complex conditions for over 250 years. The buildings through their use as a hospital over a long period of time have been continuously adapted and there are limited period features remaining internally.
EAST WING
The East Wing provides a variety of accommodation, wards, treatment rooms and offices, over three floors with a central light well. There is frontage to Union Street and Old Bond Street/Burton Street, which are active retail streets. The basement is currently used for services/plant equipment, kitchen and stores. The building is adjoined by office and retail premises.

WEST WING
The West Wing is set around a grand central stair case with accommodation providing mostly consulting and treatment rooms, together with offices over four levels and one mezzanine level, between ground and first floors. There is also a chapel, which currently houses the Bath Medical Museum, which provides artefacts and history associated with the care provided at the hospital. The basement provides space as dining room/server, storage and further clinical rooms as well as the remains of a Roman Mosaic floor, which is exposed beneath the central stairwell. Externally there is a small parking area accessed from Parsonage Lane and a small garden, which can be accessed off Bridewell Lane. There are approximately 12 parking spaces in the parking area.

LODGE
The Lodge is a two storey building with basement set in the garden of the West Wing, which is currently used for storage and offices. The building adjoins Bridewell Lane, which is a pedestrian footpath linking Upper Borough Walls with Westgate Street.

To the south west of the property is a new development under construction by Deeley Freed, comprising; 145 bed hotel (Z Hotels), casino (Global Gaming Ventures) and restaurants (Ask and Byron). Completion is anticipated in autumn 2017.

<table>
<thead>
<tr>
<th></th>
<th>EAST WING (sq ft)</th>
<th>WEST WING (sq ft)</th>
<th>LINK (sq ft)</th>
<th>LODGE (sq ft)</th>
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</thead>
<tbody>
<tr>
<td>Basement</td>
<td>8,069</td>
<td>8,034</td>
<td>530</td>
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<tr>
<td>Ground floor</td>
<td>8,102</td>
<td>9,497*</td>
<td>636</td>
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<tr>
<td>First Floor</td>
<td>8,153</td>
<td>8,227</td>
<td>464</td>
<td>590</td>
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<tr>
<td>Second Floor</td>
<td>8,153</td>
<td>8,312</td>
<td>463</td>
<td></td>
</tr>
<tr>
<td>Third Floor</td>
<td>5,092</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>TOTALS</td>
<td>32,476</td>
<td>39,162</td>
<td>927</td>
<td>1,757</td>
</tr>
</tbody>
</table>

74,322

*including mezzanine
The former Royal Mineral Water Hospital (now Royal National Hospital for Rheumatic Diseases) is Grade II* listed, and lies in the Bath Conservation Area and within the boundary of the World Heritage site. On this basis, policies relating to the preservation and enhancement of heritage assets and their setting will be a key consideration to inform any new development on the site. Nevertheless, an initial site visit with Historic England confirmed that much of the original internal fabric appears to have either been lost or concealed behind modern fittings. Discussions with Historic England also confirmed support for refurbishment and re-use of the premises as a key priority given the site’s prominent location, with no particular preference for one use above another.

The site is located in Bath city centre where local policy seeks to direct new retail development, offices, leisure and entertainment uses, markets, community facilities, arts, culture and tourism uses. However, the Core strategy also advises that centres will be the focus for higher density forms of residential development.

The site is not allocated for a specific use in current or emerging policy. Given that the hospital will ultimately be relocated elsewhere in the city in new modern and more suitable accommodation, the refurbishment and change of use would not lead to the loss of key community facilities. The site’s sustainable and central location means that most uses would in principle be supported provided sensitive and careful refurbishment of the building is secured. Early discussions with Bath and North East Somerset Council Officers have confirmed that the Council is keen to work with the future developer to ensure a successful and viable scheme is secured for the site in the near future.
GENERAL INFORMATION

TENURE
Freehold with the exception of the two storey bridge link, which is under licence.

SERVICES
We believe most services are available to the property although prospective purchasers should satisfy themselves in respect of the location and capacity of services.

VAT
VAT is not applicable to the sale price.

SUPPORTING INFORMATION
We have assembled a range of supporting information associated with the property, these include floor plans, condition survey, identification of internal structural walls, services information, planning appraisal, historical assessments, etc. This information is available via the data room:
mineralhospitalbath.gva.co.uk

Bidders are expected to have reviewed the information available in the data room prior to submitting their bid.

VIEWINGS
Please note the hospital is still in use providing important care to patients. We request all interested parties to please ensure they respect patients and staff at the hospital, with all viewings strictly by appointment through sole agents GVA. All viewings strictly by appointment.

METHOD OF SALE
The property is offered for sale as a single lot by informal tender. Offers are invited on either or both of the following bases:
a. Unconditional sale, subject to contract only
b. Conditional contract, subject to planning permission

Bidders should submit their offers in writing by 5pm on Wednesday 26th April 2017 to gordon.isgrove@gva.co.uk

Postal bids should be sent to:
Gordon Isgrove, GVA, St Catherine’s Court, Berkeley Place, Bristol, BS8 1BQ

Bidders should provide the following information:
1. Full name and contact details of the proposed purchaser
2. Purchase Price
3. Timescales for exchange and completion, together with details of board/funding approvals required.
4. Due diligence required pre-exchange and timeline to complete
5. Source and proof of funds
6. Subject to planning offers should provide details of the proposed scheme, including plans and assumptions made that support the offer made.
7. Confirmation that the Purchaser will leaseback the property to the Vendor at a peppercorn rent until December 2018 with the potential to extend for a further 6 months while the new premises are constructed.
CONTACTS

For more details on this property, please contact:

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