



FOR SALE / TO LET

4-6 Lambridge Buildings, Larkhall, Bath

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- Freehold
- Attractive, Grade II Listed mixed-use period building
- Central position in a popular and affluent suburb of Bath
- Suitable for live-work owner-occupation
- Approval, subject to conditions, for reconfiguration to smaller units and increased rental income
- Guide Price: £1,000,000



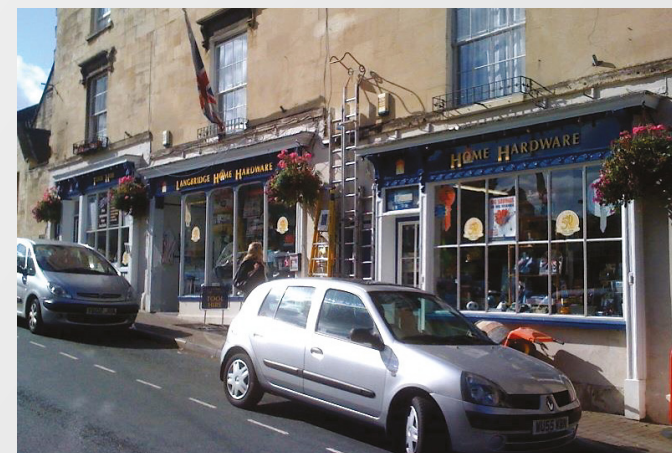
DESCRIPTION

A Grade II Listed mixed-use building currently comprising a self-contained interconnected shop over ground and basement floors (currently trading as Langbridge Home Hardware) and a self-contained, independently accessed 4-bed maisonette, over first and second floors – owner-occupied. At least part of the property has been owner-occupied since 1958 in connection with the Langbridge Home Hardware business.

Please note, the maisonette above No. 6 is in separate ownership and not included.

LOCATION

Larkhall is on the north east side of the UNESCO world heritage city of Bath, within 1 mile of the city centre. It has a great selection of independent shops, include a bookshop, gift shop, cafes, an award-winning butcher, the Rondo Theatre and supermarket (The Co-operative). The property occupies the central position within the district of Larkall and benefits from on-street parking available immediately outside the property.



Important notice: These Particulars do not constitute an offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and purchasers must satisfy themselves as to their accuracy. No person representing Colston & Colston has any authority to make representation or warranty whatever in respect of the property. All measurements are approximate. Under the Finance Acts 1989 & 1997. VAT may be levied on the rent or sale price.

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PLANNING

We understand the property currently has consent for A1(Retail) uses on the ground and basement floors and C3 (Residential) on the upper parts. Consent has recently been granted, subject to conditions, for the change of use of:-

- The ground and basement floors of No. 4 to A1 (Retail) and A2 (Financial & Professional),
- The ground and basement floors to Nos. 5 & 6 to A1 (Retail) and A3 (Café) type uses, and
- The upper floors of 4 & 5 to create 2x two bedroom flats.

Full information can be found on the B&NES planning portal; relevant Planning Applications references are: 19/03739/FUL & 19/03740/LBA.

ACCOMMODATION

The property has the approximate Internal Floor Areas:-

Existing	Sq. M	Sq. Ft
Nos. 4-6 – Ground	181	1,948
Nos. 4-6 – Basement	159	1,711
Commercial – Net Internal Area	340	3,659
No. 4-5 – Maisonette – Ground	16	172
No. 4-5 – Maisonette – First	93	1,001
No. 4-5 – Maisonette – Second	92	990
Residential – IPMS 2	201	2,164
Total Existing	541	5,823

Proposed	Sq. M	Sq. Ft
No. 4 – Ground	61	657
No. 4 – Basement	42	452
No. 4 – Net Internal Area	103	1,109
Nos. 5-6 – Ground	131	1,410
Nos. 5-6 – Basement	117	1,259
Nos. 5-6 – Net Internal Area	248	2,669
Commercial – Net Internal Area	351	3,778
No. 4 – Maisonette – Ground	9	97
No. 4 – Maisonette – First	45	484
No. 4 – Maisonette – Second	44	474
No. 4 IPMS2 Area	98	1,055
No. 5 – Maisonette – Ground	8	86
No. 5 – Maisonette – First	45	484
No. 5 – Maisonette – Second	45	484
No. 5 IPMS2 Area	98	1,055
Residential – IPMS 2	196	2,110
Total Proposed	547	5,888

All figures taken in accordance with the RICS Property Measurement, 2nd Edition

Please note, the areas above have been measured off scale plans and should be verified by parties on site.

FREEHOLD TERMS

The property is available to purchase Freehold, with vacant possession of the retail units and the option for the maisonette to be let on a new Assured Shorthold Tenancy from April 2020. Further information available on request. Guide Price of £1,000,000 excl. VAT.

ENERGY PERFORMANCE CERTIFICATE

According to the EPC, the building achieves an Energy Performance Asset Rating of D96.

RATING ASSESSMENT / COUNCIL TAX

According to a search on the Valuation Office Agency website, the ground floor retail units are currently assessed as a single hereditament with a Rateable Value of £28,500 and a Zone A rate of £260 per sq m and the residential accommodation falls with Council Tax Band B. Will need to be re-assessed upon redevelopment.

LEGAL COSTS

Each party is to be responsible for their own legal and professional fees incurred in any transaction.

FOR FURTHER INFORMATION

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SUBJECT TO CONTRACT

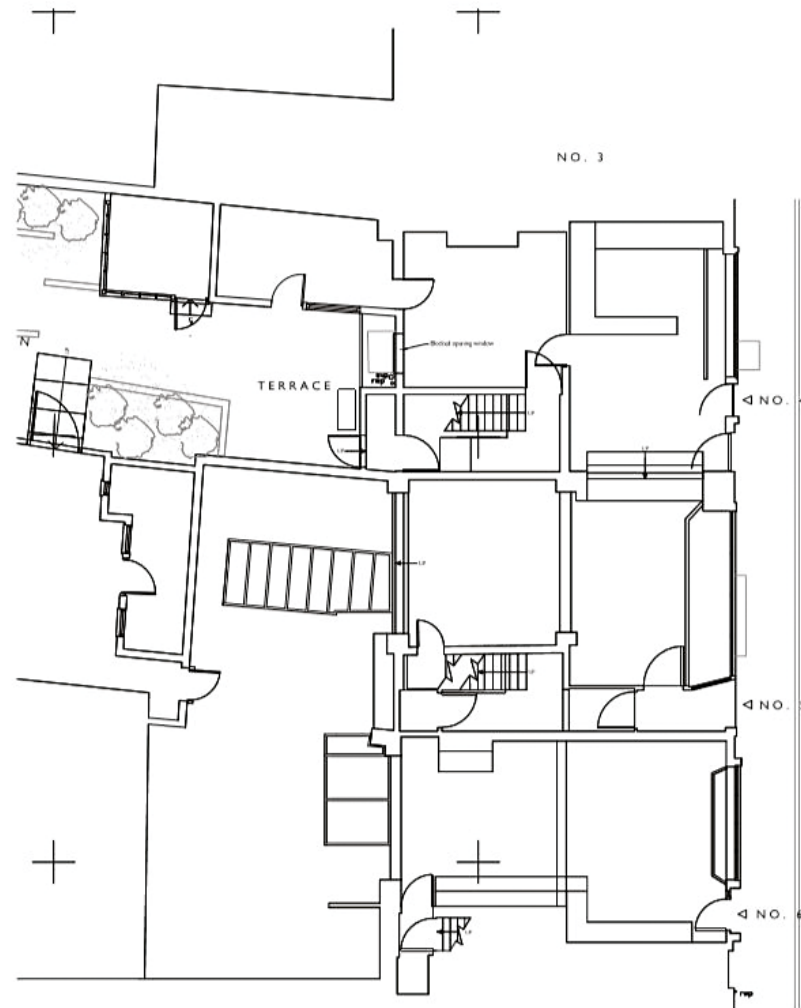
06-Jan-2020

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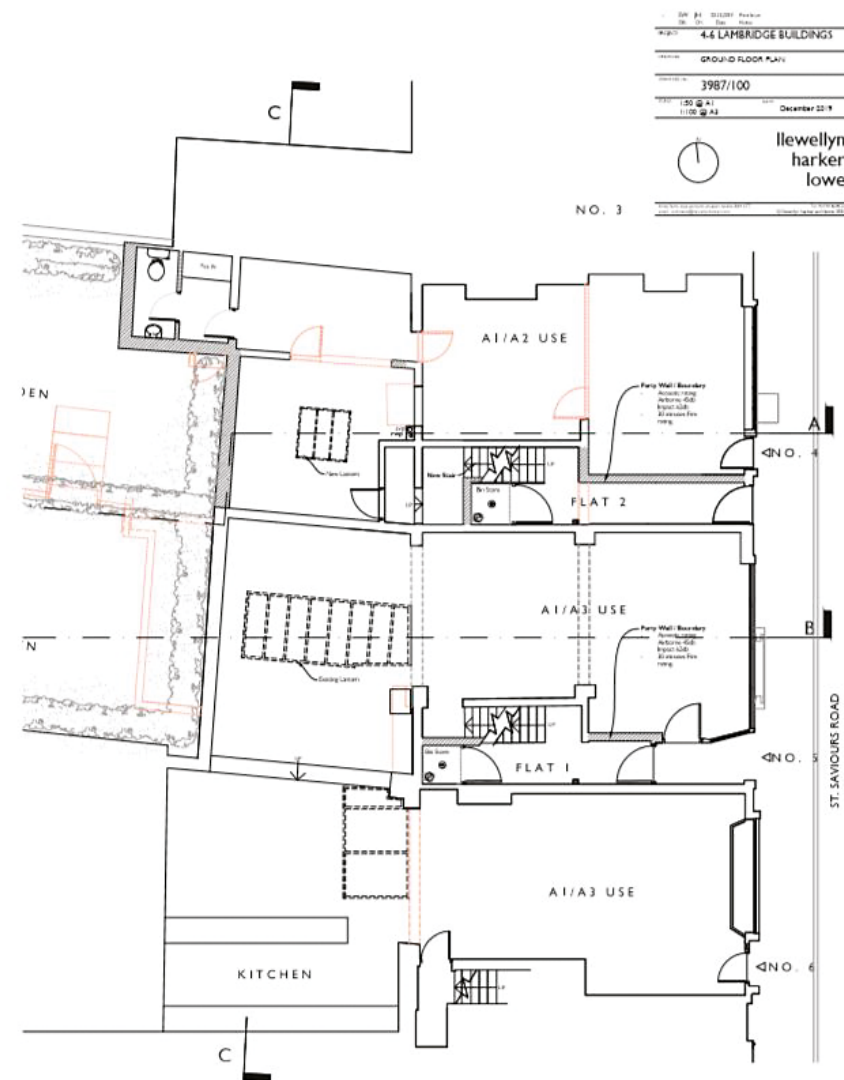
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EXISTING GROUND FLOOR PLAN



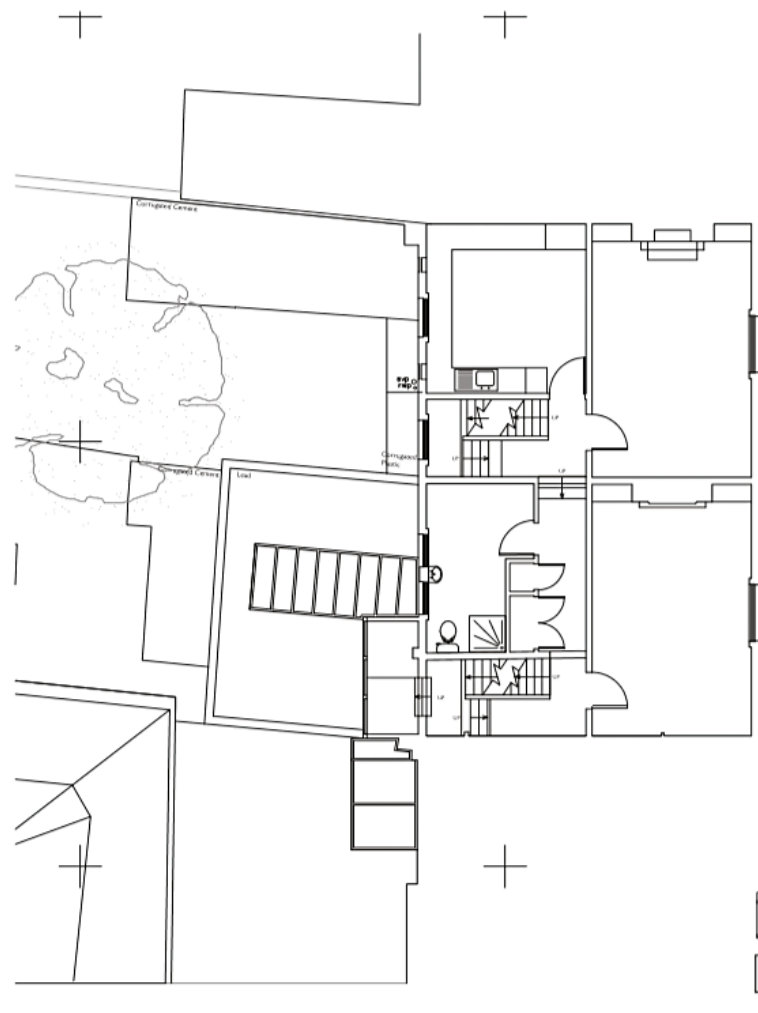
PROPOSED GROUND FLOOR PLAN

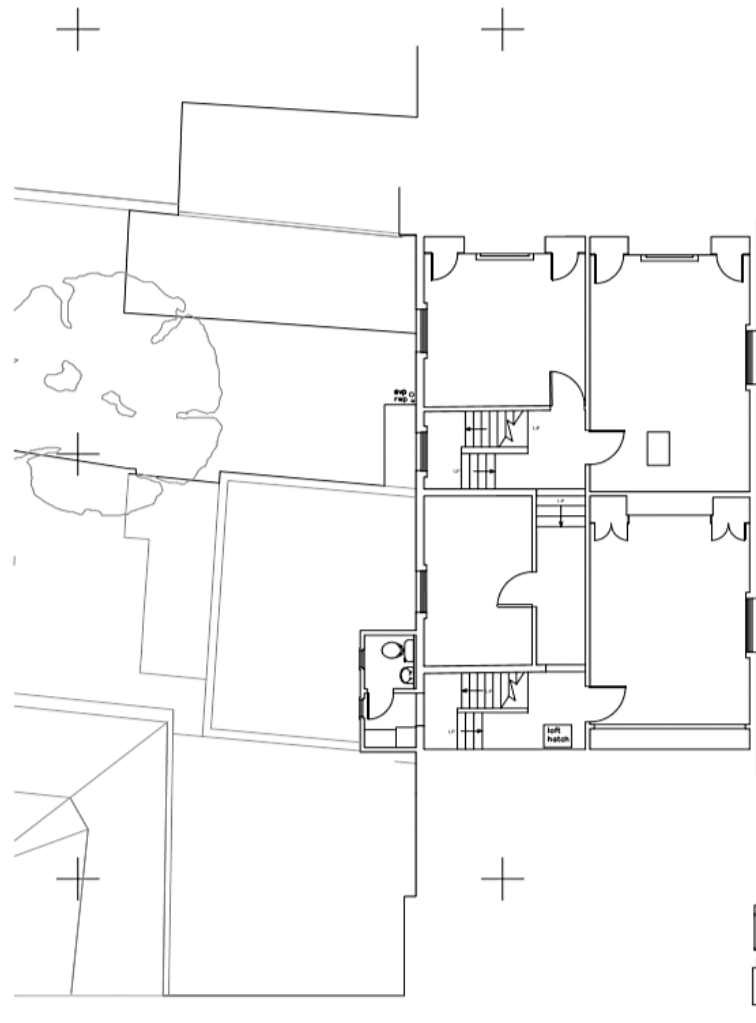
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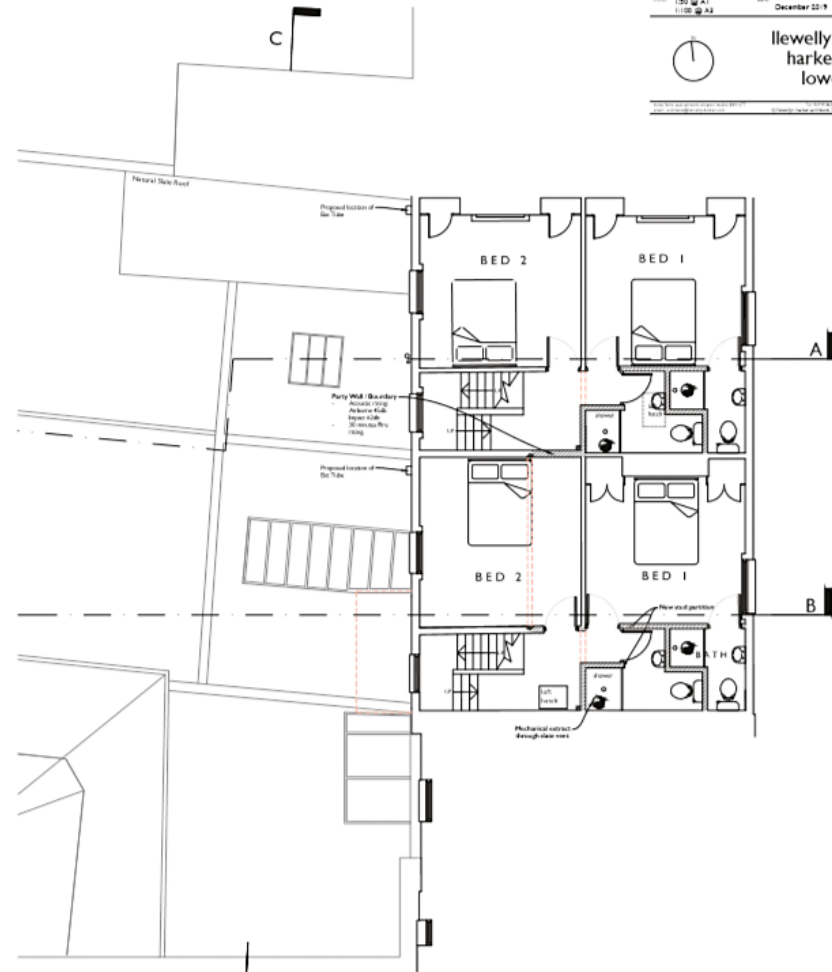
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EXISTING SECOND FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

Drawn by	DL	Checked by	DL	Project	4.4 LAMBRIDGE BUILDINGS
Scale	1:50 @ A1	Date	December 2019		
Project No.	3987/102				
Client	Illewellyn harker lowe				
Project Name	4.4 LAMBRIDGE BUILDINGS				
Project Address	4.4 LAMBRIDGE BUILDINGS				
Project Description	4.4 LAMBRIDGE BUILDINGS				
Project Status	4.4 LAMBRIDGE BUILDINGS				
Project Location	4.4 LAMBRIDGE BUILDINGS				
Project Contact	4.4 LAMBRIDGE BUILDINGS				
Project Notes	4.4 LAMBRIDGE BUILDINGS				

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