

Trim Street, Bath BA1



Situation

Trim Street (featured in the Netflix Drama, Bridgerton) is situated in the centre of Bath with an amazing array of retailers, restaurants, bars, cafes, museums and galleries within 0.25 miles. There are excellent transport links from the centre of Bath by road and rail with Junction 10 of the M4 within 10 miles and Bath Spa Railway Station within 0.5 miles. The regularly high-speed train service from Bath Spa Railway Station to London Paddington is approximately 80 minutes.

Offers in excess of: £695,000

Tenure: Freehold

Local authority: Bath and North-East Somerset Council

A unique development opportunity to purchase two freehold Georgian townhouses with change of use planning consent to form 3 residential units.



Proposed Accommodation

Planning

The site benefits from full planning permission (23/01974/FUL) granted by Bath and North East Somerset Council on 03/08/2023 for the change of use from office to residential (Use Class C3).

https://www.bathnes.gov.uk/webforms/planning/details.html?refval=23%2F01974%2FFUL#details_Section

Accommodation

The proposed accommodation comprises three dwellings totalling approximate gross internal area of 5,876 sq. ft.

Schedule of Accommodation (Approx. GIA)

Unit	Floor	Beds	Approx GIA (sq ft)	Achievable Value
Plot 1	Basement	1	1,431	£395,000
Plot 2	Ground, First, Second & Third	3	2,486	£795,000
Plot 3	First, Second & Third	3	1,959	£700,000
				£1,890,000



6-7 Trim Street



Bath

Gross Internal Area (Approx.)

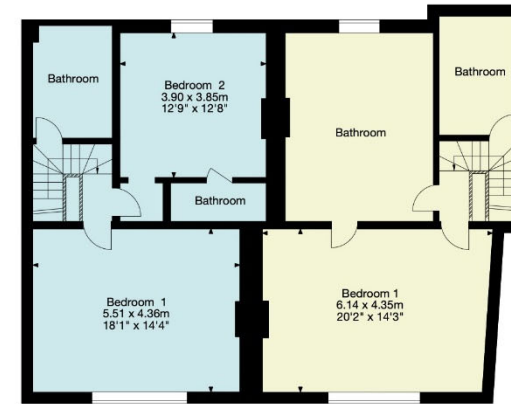
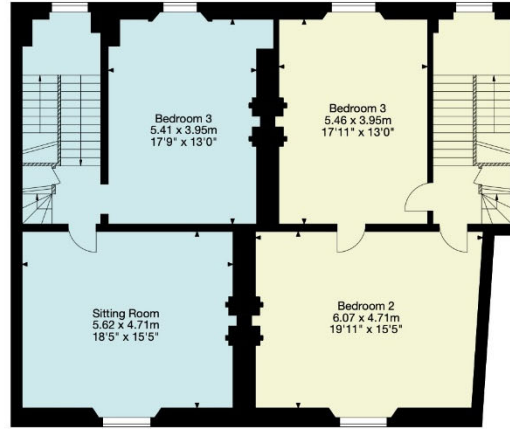
Flat 1 (Pink) = 133 sq m / 1,431 sq ft

Flat 2 (Green) = 231 sq m / 2,486 sq ft

Flat 3 (Blue) = 182 sq m / 1,959 sq ft

Communal Areas = 32 sq m / 344 sq ft

Total Area = 578 sq m / 6,220 sq ft

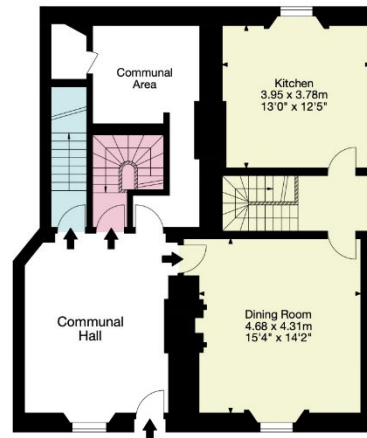


Second Floor

Third Floor



Basement



Ground Floor



First Floor

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2023.

01225 325 999

4 Wood Street, Queen Square
Bath BA1 2JQ
bath@knightfrank.com