

Executive Summary

Property Overview	
Property	Fairfield House & 27 Burleigh Gardens, Bath, BA1 3QJ, United Kingdom
Purpose of Valuation	Internal Auditing and Accounting Purposes
Existing Property Description	The property comprises a large detached Grade II listed Italianate villa, which we understand dates from c. 1850. The property was previously used as a care home until 1993, and is now used as a day care centre, community hub and museum for Emperor Haile Selassie of Ethiopia. The property also comprises a detached 3 bedroom bungalow and garage.
Existing Floor Area (GIA/NIA)	8,879 sq ft 825 sq m
Site Area	1.32 acres 0.53 hectares
Tenure	Freehold
Occupation	The property is occupied by a Community Interest Company. We have been instructed to provide the Market Value of the property on two bases: <ul style="list-style-type: none"> • Subject to the proposed lease to the Community Interest Company (expiring 28.09.2028) • Subject to the Special Assumption of Vacant Possession. We have also been instructed to provide the Market Rent.
Planning	The property does not benefit from planning consent for change of use or redevelopment. Our opinion of Vacant Possession Value is provided on the basis of conversion to residential use. Our opinion of value takes into account any associated planning risk.

Valuation Summary

Market Value

£1,000,000

Vacant Possession Value

£1,300,000

Market Rent

£93,600 pa