Derek Walker
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OFFICE BUILDINGS FOR SALE

2,000 – 22,000 sq ft

ALL WITH PARKING &
PERMITTED DEVELOPMENT APPROVAL
FOR 70% RESIDENTIAL CONVERSION

1-5 & 8-11 RIVERSIDE COURT
LOWER BRISTOL ROAD
BATH

- **Modern office buildings in two terraces with courtyard parking**
- **2018 approval for conversion of 1st and 2nd floors to apartments**
- **10 minutes' walk from Bath Spa station and the city centre**
- **Improved access via new river footbridge to be constructed**

www.derekwalker.com

These particulars are intended to give a fair description of the property but their accuracy is not guaranteed and they do not form part of an offer or contract.

NOTE: We have not tested any equipment or services. Applicants should arrange for their own investigations into working order or suitability. Those travelling from a distance to inspect are advised to check availability in advance. BA2 3DZ

Riverside Court is located between the Lower Bristol Road and the River Avon half a mile west of Bath city centre. A new route to the city centre will be provided by the planned river footbridge from the adjoining South Quays site immediately to the east. Construction is due to start shortly. Bath Spa main line station is 10 minutes' walk away.

Both terraces look onto the central courtyard with planting and parking. The north terrace properties also have large river facing balconies looking across to Green Park.

The offices were completed in 1989 and are let on security of tenure excluded leases. Permitted Development approval was obtained in February 2018, valid for 3 years. Vacant possession of all offices can be achieved within that period.

Offices are open plan on all floors, with some tenant partitions. Each building has 2 covered car spaces plus 2 allocated spaces in the courtyard (3 for No.1). 3&4 is built as a quadruple sized unit and has 8 covered and 10 courtyard parking spaces.

The sizes vary slightly but a typical single building has a ground floor office of approx net 550 sq ft, 1st floor of 900 sq ft and second floor of 450 sq ft.

All buildings have gas-fired central-heating and several have tenant-fitted comfort cooling. Some occupiers have arranged for fibre connectivity.

TENURE & TENANCIES

Nos. 1, 2 and 11 are freehold; all others are very long leasehold title (with no recorded freeholder). Details of rents and tenancies are available from the agents. 10&11 have recently been vacated but all others are currently occupied.

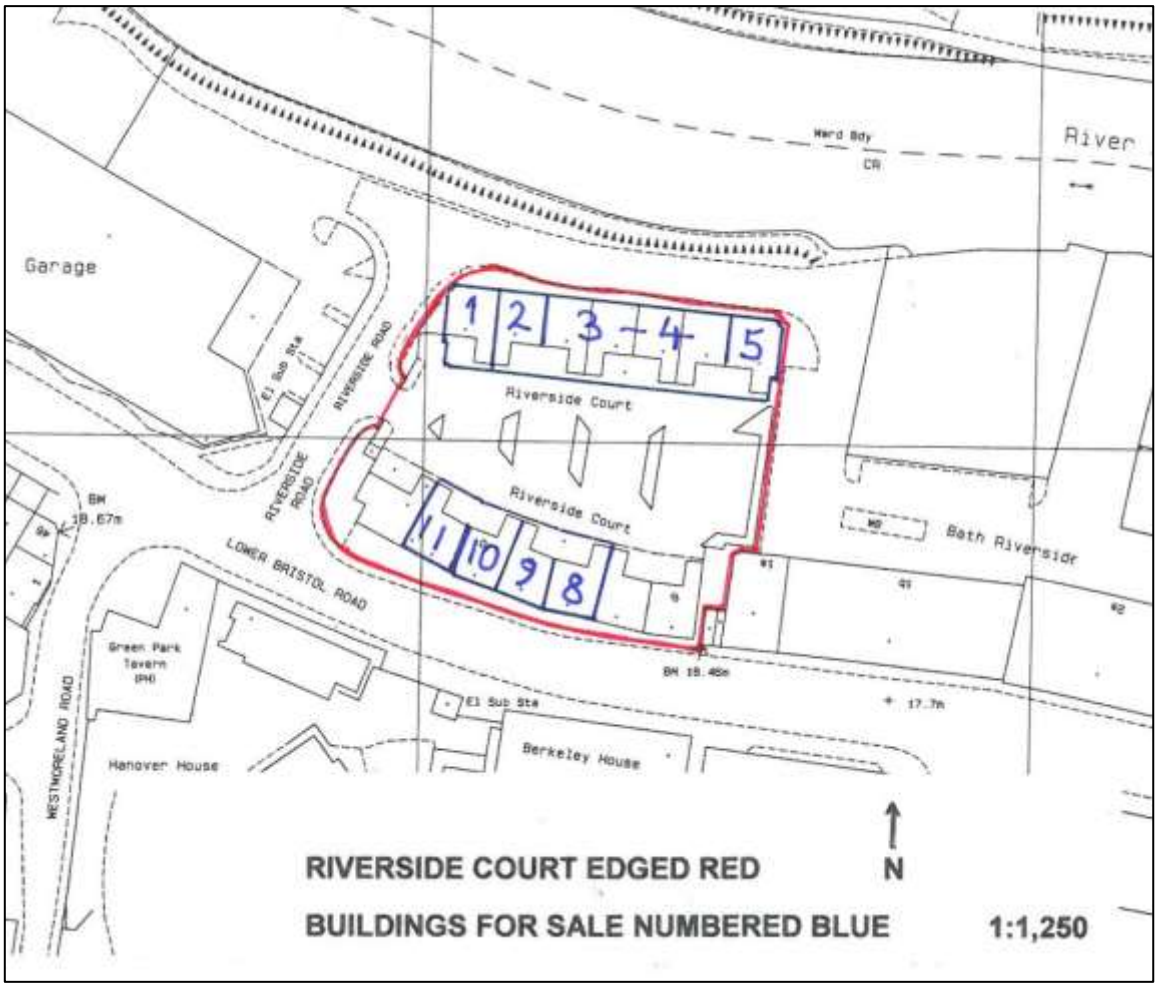
PRICES (VAT payable)		(net office areas)
No.1	**£650,000**	2,100 sq ft (195m^2)
No.2	**£575,000**	1,860 sq ft (173m^2)
Nos.3&4	**£2,250,000**	8,180 sq ft (760m^2)
No.5	**£620,000**	2,000 sq ft (186m^2)
No.8	**£595,000**	1,980 sq ft (184m^2)
No.9	**£565,000**	1,970 sq ft (183m^2)
No.10	**£595,000**	1,970 sq ft (183m^2)
No.11	**£595,000**	1,976 sq ft (184m^2)

There may be potential to increase office areas by closing in and fitting out some of the undercroft parking spaces.

EPCs: All buildings are Band E except 2, 10&11 (C).

VIEWING

Offices are occupied and applicants are asked to arrange internal inspection only by prior appointment through the agents Derek Walker, Chartered Surveyors. 01225 448944 Ref: Hugh Warren hwarren@derekwalker.co.uk



North & South Terraces with Riverside Road access from Lower Bristol Road