



**Chartered Surveyors**

6 Gay Street Bath BA1 2PH

Telephone (01225) 448944

Fax (01225) 44 89 27

Email [info@derekwalker.co.uk](mailto:info@derekwalker.co.uk)

**GROUND FLOOR FOR SALE**

**515 sq ft (48m<sup>2</sup>) OFFICES**

**£160,000**



**5 BALUSTRAD  
LONDON ROAD  
BATH**

**SEPARATE FIRST FLOOR FLAT ALSO AVAILABLE**

**[www.derekwalker.com](http://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.

- Self-contained 3 room office suite
- Approx 1 mile NE of Bath city centre
- “Shop Window” to A4 London Road
- Gas central heating
- Polished wood floors
- Kitchen + 2 WCs

Balustrade is a terrace of retail and other commercial premises fronting the London Road, just past the junction with St Saviour’s Road – the main route into the centre of Larkhall “village”.

No.5 is Grade II Listed. There are front and rear entrances to the offices. The access to a separate first floor flat is via an external stair from the rear.

**Front Office:** 4.8m max x 3.83m with an archway to

**Office 2:** 4.39m max x 3m with steps up to

**Office 3:** 2.67m x 4.61m max, with door to rear and steps up to the kitchen and WCs

**BUSINESS RATES:** Rates payable in 2019-2020 are **£Nil** if these are the occupier’s only business premises (or £2,847.80 otherwise. The rateable value is £5,800).

**PRICE: £160,000.** VAT is not payable.

The self-contained first floor flat is held on a separate 999 year lease and is also for sale (at £225,000). Further information on application.

**EPC:** Energy Performance rated at 78 in Band D.

## VIEWING

By prior appointment only, through the agents:  
Derek Walker, Chartered Surveyors.  
Ref: Hugh Warren, [hwarren@derekwalker.co.uk](mailto:hwarren@derekwalker.co.uk)

**NOTE:** We have not tested any equipment or services. Applicants should arrange for their own investigations into working order or suitability. Those travelling to inspect are advised to check availability in advance. **BA1 6QA**



Rear gate from St Saviour’s Road showing separate 1<sup>st</sup> floor flat (also available to buy)