



Chartered Surveyors

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**OFFICE SUITE FOR SALE
INCLUDES DOUBLE SPACE IN GATED CAR PARK**

**427 sq ft (40m²)
+ 2 SECURE STORAGE VAULTS**



20A CHARLES STREET, BATH

£210,000+VAT

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.

Charles Street runs from Green Park up to the prime office area around Queen Square; only a few minutes' walk from the main city centre shops. Nos.17-21 form a prominent late Georgian terrace, comprehensively refurbished in 2008. Opposite is the Apex hotel and conference centre.

The electric gate to the car park is on the James Street West side, as is the pedestrian door to access the rear of the buildings. 20A's entrance is from the rear.

20A comprises two rooms, connecting but with separate access. Floors are wood strip with under floor electric heating.

Rear Office: 3.68m x 3.98m with high level comms cabinet. Water and waste are available for fitting a sink or basin. Rear window with security shutter.

Front Office: 5.61m max width x 4.34m with period range in fireplace, useful shelved alcoves, two windows and a door to the front area.

Stores: included are 2 under-pavement stores, each approx. 100 sq ft (9m²) with lights and lockable doors.

Office Floor Area: 427 sq ft (40m²) measured in accordance with "IPMS-3 Office". Includes 22 sq ft (2m²) of limited use.

The common areas of the building are maintained by the management company. The **WC** inside the rear entrance lobby is exclusively for 20A and has a code lock.

TENURE

All suites are held on 999 year leases at £350 per annum rents. A service charge covers common items such as building insurance, fire alarm, external repairs and decorations, and cleaning, lighting and upkeep of the internal common parts of each building.

PRICE

The 999 year leasehold interest in 20A with double length car space 22&23 is for sale at **£210,000+VAT**.

EPC: Energy performance rated 80 in Band D.

VIEWING

By appointment with Derek Walker, Chartered Surveyors. Ref: Hugh Warren, 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. To view our privacy policy please visit www.derekwalker.com



20A Charles Street BA1 1HX