



Chartered Surveyors

6 Gay Street Bath BA1 2PH

Telephone (01225) 448944

Fax (01225) 44 89 27

Email info@derekwalker.co.uk

**960 sq ft (89m²) OFFICES, THERAPY USE
OR TWO 1 BED FLATS
FREEHOLD FOR SALE**



**37 & 37A ST KILDA'S ROAD
OLDFIELD PARK
BATH**

- **Ground floor premises + 2 storey section (37A)**
- **Under a mile from Bath's city centre**
- **Currently offices, also suit therapy/treatment practitioners**
- **2021 consent for conversion to 2 residential flats**

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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.

St Kilda's Road is in the residential area of Oldfield Park, south-west across the river from the city centre. The houses are mainly late Victorian and Edwardian.

The Two Tunnels cycle route runs across the top of St Kilda's Road. At the lower end are the busy local shopping facilities of Moorland Road. Just beyond Moorland Road is Oldfield Park Station, a useful stop on the Bristol-Bath main line.

No.37 is a former shop, now offices, extending to the rear along Cynthia Road into the 2 storey part, 37A. The upper floors of 37 are residential with their separate entrance from St Kilda's Road.

The ground floor comprises 6 rooms. There are two doors from Cynthia Road and a further door to 37A. Central heating is gas-fired. Entrance lobby to:-

Room 1: 3.46m x 3.55m with main windows to St Kilda's Road.

Room 2: 2.36m x 3.07m

Room 3: 3.87m x 4.68m

Room 4 (Kitchen): 4.1m x 3.42m, with lobby and WC behind. Short passage to

Room 5: 4.84m x 4.36m, 3 windows and 2 roof lights.

37A: Store Room: 2.04m x 2.08m, WC, and hallway with stairs to **Upper Room:** 3.1m x 3.5m.

PLANNING

The current use is Class E (offices, retail, nursery, treatment rooms etc). Permitted Development prior approval was given in January 2021 for conversion to two one bedroom residential flats.

BUSINESS RATES

The rateable value is £8,600. For occupiers with no other business premises rates payable in 2020-21 would be **£Nil** (or £4,291.40 otherwise).

PRICE

£275,000 (no VAT) for the freehold interest.

EPC: Pending

VIEWING

By prior appointment through the joint agents:-

Derek Walker, Chartered Surveyors.

Ref: Hugh Warren, hwarren@derekwalker.co.uk

&

Berry's, Towcester. duncan.batty@berrys.uk.com

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 **37 St Kilda's Road BA2 3QL**

