



**Chartered Surveyors**

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**FOR SALE - GROUND FLOOR OFFICES**

**INCLUDES 2 SPACES IN GATED CAR PARK**

**900 sq ft (84m<sup>2</sup>)**



**19-20 CHARLES STREET  
BATH**

**City centre location between Green Park and Queen Square**

**3 areas linked by wide archways + separate office/meeting room**

**Prominent street frontage with wide bow windows**

**Parking spaces in rear car park with remote controlled entrance**

**[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.

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

An electric gate from James Street West secures the car park. All the buildings have a rear access from the paved area behind the parking. 19-20B has twin front doors and comprises three linked areas with a private fourth room. Heating is electric.

**North Office:** 4m x 8.65m full depth. In part of the rear section is a kitchen area. Windows to front and rear.

**South Office:** 4.5m max x 4.45m. The north and south office spaces are linked by a central area and wide archways giving a maximum width of 11.8m.

**Private Office/Meeting Room:** 3.88m max x 4.08m. The suite has three doors to the twin staircases behind.

**Office Floor Area: 900 sq ft (84m<sup>2</sup>)** measured in accordance with "IPMS-3 Office".

The common areas of the building are maintained by the management company. A **WC** off the staircase landing is allocated exclusively for 19-20B.

**BUSINESS RATES:** rates payable in 2021-22 are only **£509.40** if these are the occupier's only business premises (or £6,112.75 otherwise. The Rateable Value is £12,250)

**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 19-20B, with car spaces numbered 5 & 6, is for sale at **£450,000+VAT**.

**EPC:** Energy performance rated 99 in Band D.

#### VIEWING

By appointment with 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. To view our privacy policy please visit [www.derekwalker.com](http://www.derekwalker.com)

**19-20B Charles Street BA1 1HX**

