

OFFICES FOR SALE

+ 2 PARKING SPACES

CONSENT FOR CONVERSION TO TWO 3 BEDROOM HOUSES

3,000 sq ft Gross Internal Area (279m²)

Current lay-out gives 2,650 sq ft offices (246m²)



“THE OLD SCHOOL HOUSE”

1 ST SWITHIN’S YARD

WALCOT STREET

BATH

- **A few minutes’ level walk from the city centre**
- **Converted in 2000 to two storey, part open-plan offices**
- **2020 Permitted Development prior approval for 2 houses**
- **A substantial Edwardian building set back from the street**
- **High value apartments adjoining behind**

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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.



Ground Floor North office



First Floor South office



Looking west from St Swithin's Yard to Walcot Street



South gable end of 1 St Swithin's Yard



The apartment building from the east.

St Swithin's Yard is located off the east side of Walcot Street towards its north end. Archaeology has shown this to have been an important part of Roman Bath.

Walcot Street is known for its lively mix of shops, restaurants, offices and houses. The Old School House is a few minutes' level walk to Waitrose in the city centre.

The offices comprise the full width front part of this large Edwardian former school, and subsequent auction rooms. In 2000 the whole property was altered and thoroughly refurbished to create high value apartments behind the offices. The site slopes down towards the river (where the apartments have a well-kept garden area).

The Old School House is set back from Walcot Street with a gated cobble entrance way. This also gives access to the rear of the modern terrace of shops on Walcot Street.

The shops and the St Swithin's Yard offices have their parking spaces off this front yard; the apartments have their spaces down the slope at the back.

OFFICE ACCOMMODATION

The ground floor comprises a central entrance hall and staircase. To the south **Studio 1** is approx. 8.43m x 6.57m. To the north is a **Reception Office**: 2.34m x 4.61m, **Kitchen**: 2.38m x 1.87m and **Conference Room**: 6m x 6.59m. **2 WCs**.

The first floor comprises **Studio 2 (south)**: 8.45m x 6.58m max and **Studio 3 (north)**: 9.9m x 6.59m max, with some additional low height storage.

Two private parking spaces.

The offices have gas-fired central-heating and a fire alarm system with emergency lighting. The front door has an intercom.

Business Rates: the amount payable in 2021-22 is **£12,974** based on the rateable value of £26,000.

EPC: Energy Performance assessed at 54 in Band C.

RESIDENTIAL CONVERSION

Prior approval was given on 20 April 2020 for change of use from offices (Use Class B1) to residential (Use Class C3).

Plans are available on request of the offices as existing and of the proposed conversion to two 3 bedroom houses, a parking space to go with each house.

TENURE

1 St Swithin's Yard is held on a 999 year lease from 2000 at a peppercorn rent.

The office and apartment owners pay their due shares of the estate upkeep charges.

PRICE

1 St Swithin's Yard is for sale at **£1,100,000+VAT**

VIEWING

By prior appointment only, through the agents:

Derek Walker, Chartered Surveyors.

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

NOTE: measured to IPMS3-Office. 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

1 St Swithin's Yard BA1 5BG