



Chartered Surveyors

6 Gay Street Bath BA1 2PH

Telephone (01225) 448944

Fax (01225) 44 89 27

Email info@derekwalker.co.uk

SUBSTANTIAL OFFICES FOR SALE

3,860 sq ft (359m²)

OWN PARKING AREA FOR UP TO 3 CARS



LEVEL 6 & 7 THE OLD MALTHOUSE CLARENCE STREET, BATH

- Part open-plan split level office and studio space
- Potential residential conversion subject to consents
- In an elevated position with a wide outlook
- Just over half a mile north-east of the city centre
- Self-contained, with own facilities and security shutter
- Refurbished in late 1980s; now needing full internal re-fit

£690,000 (No 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.

The Old Malthouse is in an elevated position on a quiet street yet close to the London Road. It is a very substantial stone building with a modern west entrance serving the two upper suites of offices.

Vehicular access from London Road is via Thomas Street into Clarence Street, or from the west by Margaret's Hill into Pera Road. There is some on street parking in the surrounding roads and the city centre is within 10 minutes' walk.

The suite for sale has a gated parking area at the west end with room for 3 cars when gates are open.

From the glazed entrance wide stairs, with a security shutter, lead to Level 6. This floor was open-plan when refurbished in the late 1980s but has been divided since to provide:-

Waiting Area; North Studio: 20m x 5.33m; **East Office:** 5.83m x 5.41m; **Private Office:** 3.23m x 4.23m; **South Studio/Library:** 10m x 4.28m.

There are 4 WCs, a kitchen and store.

Internal stairs at both ends lead up to Level 7:

This has been partitioned to create 3 Office Rooms at the west end and a Conference Room and store at the east end. Between is the **Gallery Area** which looks down over the North Studio below.

Level 6:	232m ²	2,500 sq ft
Level 7:	95m ²	1,018 sq ft
Floorspace < 1.5m height:	32m ²	342 sq ft

BUSINESS RATES

Rates payable in April 2023-24 are £18,712.50 (based on the 2023 Rateable Value of £37,500).

PRICE

The 999 year lease (from 25 December 1987) is for sale at **£690,000** (no VAT).

There is a £50 per annum fixed ground rent and the leaseholder pays 16.68% of the service charge covering external repair and insurance of the whole building.

EPC: Energy Performance assessed at 113 in Band E.

VIEWING

By prior appointment only, through the joint agents:

Derek Walker, Chartered Surveyors.

Hugh Warren, hwarren@derekwalker.co.uk

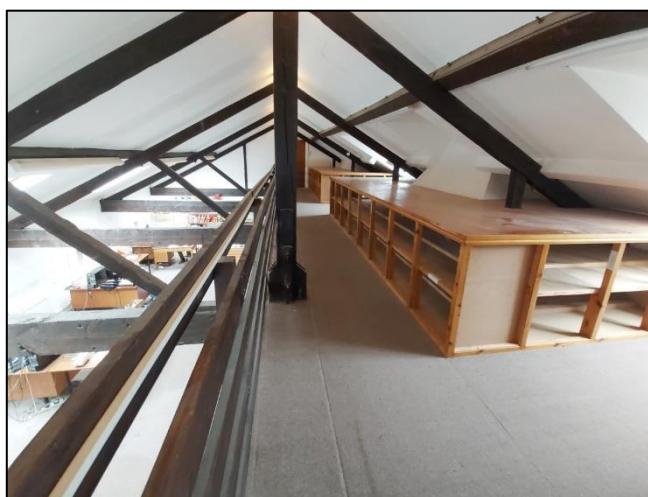
Carter Jonas:

Maddie Pyles, Maddie.Pyles@carterjonas.co.uk

Philip Marshall, Philip.Marshall@carterjonas.co.uk



Outlook to south



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 our website www.derekwalker.com

The Old Malthouse, Clarence Street BA1 5NS