

OFFICES FOR SALE OR TO LET 2,600 & 4,000 sq ft (241 & 372m²)



1 & 2 WIDCOMBE PARADE BATH

- **4 storey Open-plan offices with good parking**
- **5 minutes' walk from Bath spa station**
- **Available separately or together**
- **To let on new lease(s) or freehold for sale**

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.

Nos.1 & 2 Widcombe Parade, and the neighbouring Widcombe Surgery, were built in 1989 but designed to fit in with the Georgian terrace to the east. All levels have concrete floors and are structurally open-plan.

No.2 extends over the archway entrance to the courtyard parking. Further parking spaces are at the upper level to the rear, reached via Millbrook Place.

There are a total of 16 parking spaces and room to double park a few more.

Apart from their street doors, both buildings have entrances from the higher level at the rear. Nos.1 and 2 once had connecting doorways that could be reinstated.

Each has an accessible WC on the ground floor with further WCs off the landings above. No.2 has a shower on the ground floor.

There is gas-fired central heating and air-con on the 1st and 2nd floors of No.2.

BUSINESS RATES

The rateable values are £34,550 for No.1 and its parking and £55,100 for No.2 and its parking. Rates payable 2024-25 would be (x49.9p) **£17,215.50** and (x54.6) **£30,084.60** respectively.

PRICE / RENT

No.1 is to let at **£58,000+VAT** per annum or for sale at **£795,000+VAT**

No.2 is to let at **£87,000+VAT** per annum or for sale at **£1,200,000+VAT**

VIEWING

By arrangement with Derek Walker, Chartered Surveyors. Hugh Warren: hwarren@derekwalker.co.uk

EPC: Energy Performance assessed: Band C (68&73)

NOTE: Measured to IPMS3.2 – Office. We have not tested any equipment or services. Applicants should arrange for their own investigations into working order or suitability. Those travelling from a distance to inspect are advised to check availability in advance. For our privacy policy see our website www.derekwalker.com

1&2 Widcombe Parade BA2 4JT

