



Chartered Surveyors

6 Gay Street Bath BA1 2PH

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OFFICES & RETAIL FOR SALE

2,800 sq ft (260m²)



6 NORTH PARADE & 17 PIERREPONT STREET BATH

- Prominent city centre corner location
- Between Bath Abbey and Bath spa station
- Ground floor shop and basement
- 3 floors of offices with own entrance

£675,000 FREEHOLD

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 property comprises 6 North Parade and 17 Pierrepont Street, both built by John Wood the Elder in the 1740s. No.6 is Grade II* Listed and No.17 Grade II.

They occupy a prominent corner in Bath city centre. Pierrepont Street leads towards Bath Spa station. North Parade has a fine outlook over Terrace Walk and Parade Gardens. Bath Abbey is near by to the north and the main shopping streets just to the west. There are car parks in Manvers Street and under the SouthGate shopping centre.

The shop entrance is from Pierrepont Street, with showroom areas to either side, kitchen space and stairs to basement. The basement has storage and workshop rooms and a WC.

The entrance door to the offices is on North Parade. The first floor comprises a large front room out of which two small rooms have been divided on the east side. There is another office behind with kitchen space off.

The second floor has an open-plan front office, and a side office with small kitchen space behind. WC off stairs to first floor.

The third floor has 4 office rooms and a further WC. A glass skylight covers the whole of the wide stairwell.

NET FLOOR AREAS

Ground Floor Shop:	624 sq ft	58m²
Basement:	424 sq ft	39m²
First Floor Offices:	625 sq ft	58m²
Second Floor Offices:	626 sq ft	58m²
Third Floor Offices:	455 sq ft	44m²
TOTAL	2,754 sq ft	256m²
+Areas <1.5m height:	106 sq ft	10m²

BUSINESS RATES

Rates payable on the offices are £9,356.25 (rateable value is £18,750) and on the shop £12,724.50 (rateable value is £25,500)

PRICE

£675,000 for the freehold interest.

The shop is let until August 2025, security of tenure excluded. Further information on terms is available. The offices are now vacant.

VIEWING

By arrangement with Derek Walker, Chartered Surveyors. 01225 448944

Geoff Walker: gwalker@derekwalker.co.uk
Hugh Warren: hwarren@derekwalker.co.uk

EPC: Energy Performance assessed at 80 in Band D

NOTE: Upper floors 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

6 North Parade / 17 Pierrepont Street BA1 1LF

