



**Chartered Surveyors**

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**GROUND FLOOR OFFICES FOR SALE OR TO LET**  
**1,200 sq ft (111m<sup>2</sup>)**



**23 GREEN PARK, BATH**

**Impressive single floor self-contained suite**

**For sale at £495,000 +VAT**

**To let at £30,000 +VATpa**

**[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.

Green Park is a grand Georgian terrace, facing south-east on to a no-through road across which is the park. Jane Austen lived for a while at No.27. The River Avon is just beyond. The city centre shopping streets and the business area centred on Queen Square are all within a few hundred yards.

No.23 has been extensively refurbished in recent years. The upper floors are residential but the ground and lower ground floors are extended at the rear and both in office use. The ground floor is an impressive office suite comprising:

**Main Office:** 5.7m max x 13.45m. Originally two rooms, wide openings now form an open-plan working space with front windows looking on to the park.

**Private Rear Office:** 3.34m x 3.18m

**Meeting Room:** 3.8m x 3m

**Kitchen:** 3.5m x 2.53m with glass wall to rear room.

**WC/Shower +storage space** beside the meeting room.

The suite has its own gas-fired central heating, LED lighting, cabinet and data cabling.

The under-pavement vault is a shared space available for bike storage.

#### PRICE & RENT

**£495,000+VAT**

The title is 999 year leasehold from 2019.

Or to let at £30,000+VAT per annum on a lease of negotiable length excluding security of tenure.

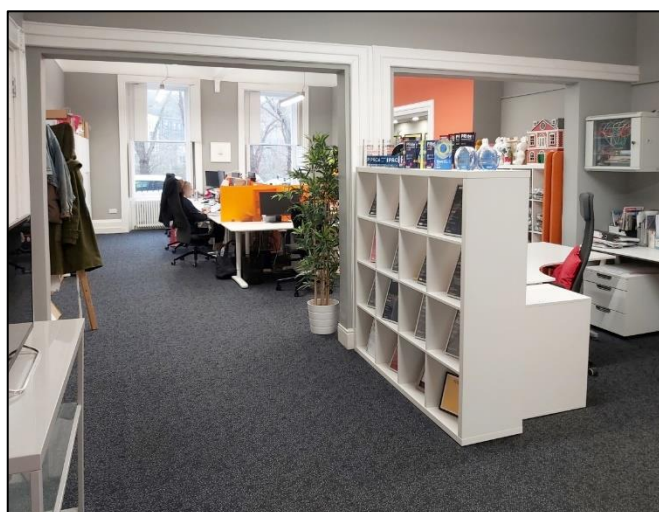
#### BUSINESS RATES

Rates payable in 2024-25 are £9,855.25 (the rateable value is £19,750).

**EPC:** energy performance rated at 114 in Band "E".

#### VIEWING

By prior appointment only, through the agents:  
Derek Walker, Chartered Surveyors.  
Ref: Hugh Warren, [hwarren@derekwalker.co.uk](mailto:hwarren@derekwalker.co.uk)



**NOTE:** Measured to IPMS 3.2 – 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](http://www.derekwalker.com) **23 Green Park BA1 1HZ**

