



Chartered Surveyors

6 Gay Street Bath BA1 2PH

Telephone (01225) 448944

Fax (01225) 44 89 27

Email info@derekwalker.co.uk

OFFICE FOR SALE OR TO LET
430 sq ft (40m²)
WITH PRIVATE PARKING SPACE



2ND FLOOR
18 CHARLES STREET, BATH

City centre offices – Two room suite
With a parking space in gated rear car park

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.

Charles Street connects the Green Park area with Queen Square in central Bath. Nos.17-21 form a complete terrace on the west side of the street. They were thoroughly refurbished and converted to individual suites in 2008.

To the rear is the private car park with a remote control operated electric gate from James Street West.

The 2nd Floor at No.18 comprises two rooms (5.4m x 4.5m and 3.6m x 4.1m) with separate access and a connecting door.

WCs are off the staircase landings and are shared with the other floors. Water and waste pipes are supplied to the rear room service cupboard should occupiers wish to install a sink or basin. Heating is electric.

PRICE & RENT

2nd Floor Suite for sale at **£195,000+VAT** to include one parking space.

Suites are held on 999 year leases at £350pa each. Each suite pays a due percentage of the 17-21 Charles Street service charges.

Alternatively, the suite is to let on a lease for 2 to 5 years, security of tenure excluded,

Rent: £1,050+VAT per month to include the parking space (or available at £850+VAT per month without the space).

Occupiers pay for their own electricity usage and a defined share of the service charge covering building maintenance and running costs.

BUSINESS RATES

The 2nd floor is assessed to Rateable Value £5,600. Rates in 2024-25 are £2,794.40 but a new occupier without other premises should be entitled to 100% rates relief.

EPC: Energy Performance assessed at 61 in Band C.

VIEWING

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

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 to inspect are advised to check availability in advance. To view our privacy policy please visit our website www.derekwalker.com

18D Charles Street BA1 1HX

