

OFFICES FOR SALE (LONG LEASEHOLD)

GROUND FLOOR, 19 & 20b CHARLES PARADE, BATH, BA1 1HX

Carter Jonas



19 20

FOR SALE (or To Let)

Offices with Parking

827 sq. ft / 76.9 sq. m

LOCATION

Charles Parade is a terrace of 5 former townhouses situated at 17-21 Charles Street and located immediately to the west of the city centre. Running almost north-south, Charles Street forms part of the inner ring road for the city and the property stands on the west side of the street at the intersection with James Street West and opposite the Apex Hotel. The area predominantly comprises a mix of uses that include residential, shops, bars, restaurants and a cinema complex.

Nearby Green Park Station hosts local markets, and a Sainsbury's superstore and car park to the rear of the old station and is within a few hundred metres walking distance of the property.

Traditionally the location for professional offices in Bath has been centred on Queen Square and Gay Street which are within 5 minutes walking distance to the north and east of the property.

There is a large public car park located at Charlotte Street a few hundred metres to the north of the property and bus services, Bath Spa Rail station providing direct links with London Paddington and Bristol Temple Meads stations, is within approximately 10 minutes walking distance of the property.



PROPERTY DESCRIPTION

The property comprises offices on the ground floor of this converted Georgian terraced townhouse, these with unique bay-window frontage to Charles Street.

The terrace is typical of Georgian properties in Bath, being constructed in natural Bath stone elevations under a slate covered mansard roof with stone parapet.

There are — unusually — two designated parking spaces behind the property within a gated courtyard.

USER CLAUSE

The property can be used as, offices, consulting or treatment rooms or a private residence. However is not suitable for retail or food and beverage uses.

Accommodation

Front Room (19/20)—	667 sq. ft / 61.94 sq. m
Rear Room (19) —	161 sq. ft / 14.96 sq. m
Total	827 sq. ft / 79.9 sq. m

Together with two parking spaces located to the rear courtyard. (No.5 & 6).

TENURE

The offices are held on a 999 year lease from 2007 at a current annual rent of £350 until 2027 then rising by £350 every 20 years thereafter. There is a service charge to cover common items such as building insurance, fire alarm, external repairs and decorations, and cleaning, lighting and upkeep of the internal common parts of the building.

VIEWINGS

Please arrange through the sole agents Carter Jonas.

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean

VAT

VAT will be payable on the purchase price.

Price

Offers are invited in excess of £240,000 to include parking spaces.

Alternatively, the owner may consider a letting of the office premises at a rent of £20,000 per annum on terms by negotiation.

FURTHER INFORMATION

All viewings should be made through the sole agents Carter Jonas 01225 747260.

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