

LONG LEASEHOLD OFFICES / DEVELOPMENT OPPORTUNITY

Carter Jonas

2nd and 3rd FLOORS, 19, 20, 21 CHARLES PARADE, BATH, BA1 1HX



FOR SALE

Offices—2,352 sq. ft
(218.49 sq. m)

Planning granted for residential
conversion

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 suites of offices on the second and third floors of three adjoining converted Georgian terrace townhouses known as 19/20/21 Charles Parade, Charles Street, Bath.

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. The buildings provide accommodation over 5 floors comprising a basement and 4 upper floors of suspended timber construction. Windows are traditional timber frame sashes.



Accommodation

Second Floor —	1,210 sq. ft / 112.40 sq. m
Third Floor —	1,142 sq. ft / 106.09 sq. m
Total —	2,352 sq. ft / 218.49 sq. m
Together with a single parking space located to the rear.	

TENURE

The offices are held on four 999 year leases at annual rents of £350 per suite. 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 each building.

VIEWINGS

Please arrange through the sole agents Cater 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

PLANNING

The offices may continue to be used for this purpose. Alternatively, Planning and Listed Buildings Permission were granted on the 10th December 2024 for a change of use to residential:

24/03010/FUL, And Listed Buildings Consent: 24/03011/LBA

Further information can be gathered at:

<https://www.bathnes.gov.uk/webforms/planning>

VAT

VAT will be payable on the purchase price.

Price

Offers are invited over £495,000.

FURTHER INFORMATION

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

Philip Marshall

01225 747258 | 07796 170450

Philip.marshall@carterjonas.co.uk

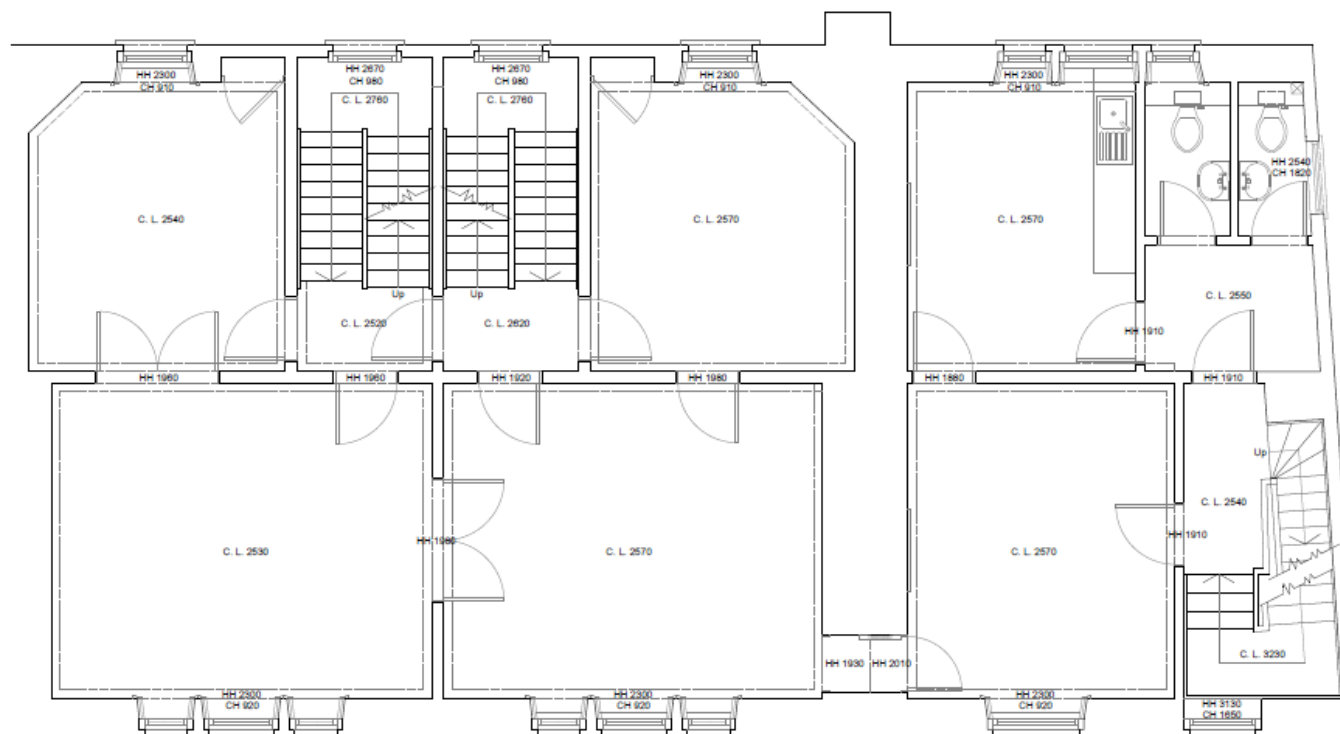
5-6 Wood Street, Bath, BA1 2JQ

Aerin Thomas

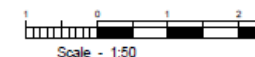
0117 403 9956 | 07990 558726

Aerin.thomas@carterjonas.co.uk

St. Catherine's Court, BS8 1BQ



SECOND FLOOR PLAN



Revisions

Simeon Zell
Architectural Surveyors

118 Locksbrook Rd, Lower Weston, Bath, BA1 3EN

Mobile: 07780885948
Electronic Mail: simeonzell@talktalk.net

Project
19.20.21 CHARLES STREET
BATH.
BA1 1HY

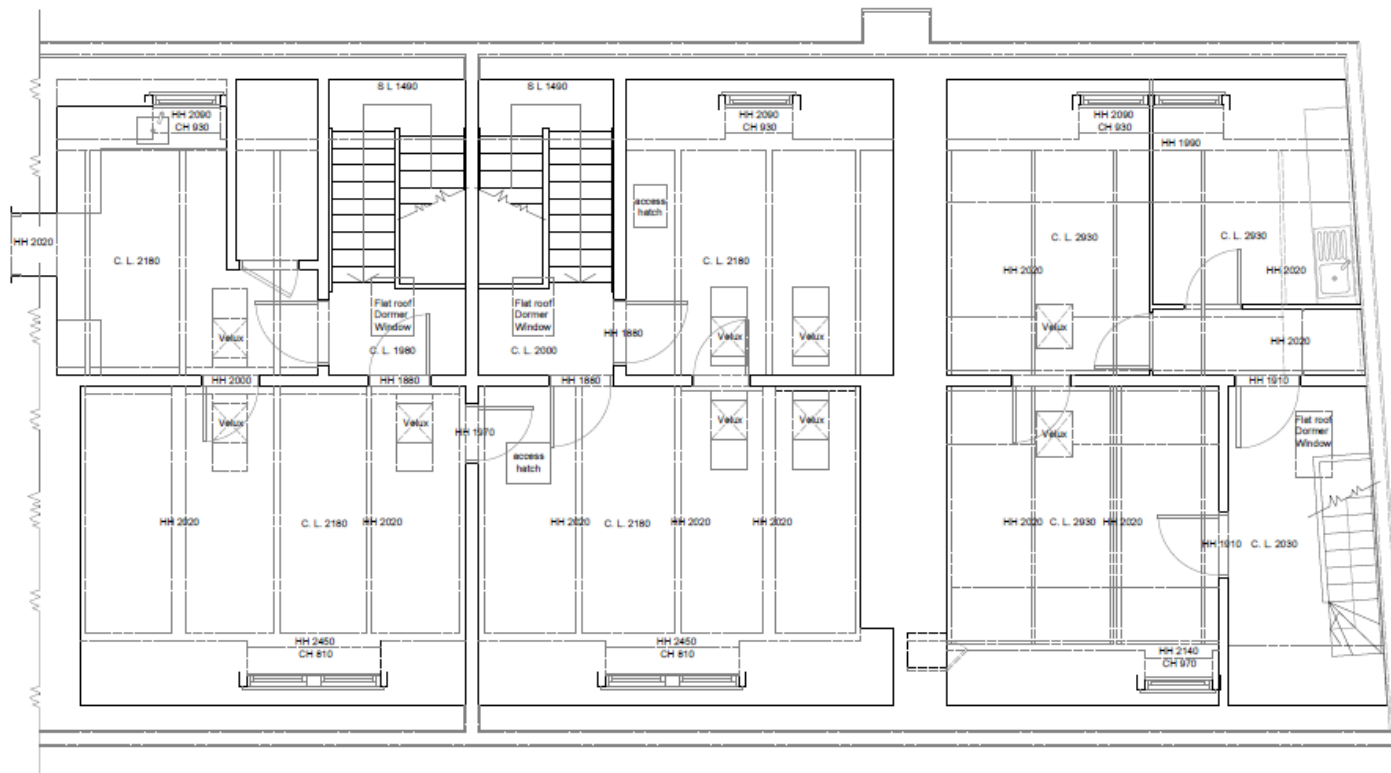
Drawing Title
EXISTING
Second Floor Plan

Scale: 1:50 Plot Size: A2

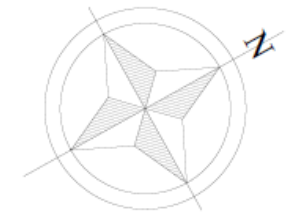
Drawn: S.R.Z. Date: June 2024

Project: Drawing: Rev:

942 : S1



THIRD FLOOR PLAN



Revisions

Simeon Zell
Architectural Surveyors

116 Locksbrook Rd. Lower Weston, Bath, BA1 3EN

Mobile : 07780885948

Electronic Mail: simeonzell@talktalk.net

Project
19,20,21 CHARLES STREET
BATH.
BA1 1HY

Drawing Title
EXISTING
Third Floor Plan

Scale: 1:50 Plot Size: A2

Drawn: S.R.Z. Date: June 2024

Project Drawing: Rev:

942 : S2