



For Sale

**Ralph Allen's Town House,
York Street, Bath,
BA1 1NG**

A rare commercial or residential opportunity to purchase a historic Grade I Listed building in the heart of Georgian Bath

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Location

Occupying an outstanding location in the heart of Bath, the property is close to a range of world famous attractions including Bath Abbey, The Pump Rooms, the Roman Baths, and Pulteney Bridge. It provides immediate access to the extensive retail and leisure amenities of Bath city centre, whilst being within easy walking distance of Bath Spa railway station and a number of public car parks.

Description

Ralph Allen's Town House is believed to have been constructed in around 1727, in a highly decorative Palladian style, attributed to the renowned architect John Wood the Elder. Accessed via a gated courtyard from York Street, it comprises a Grade I Listed building of great historical and architectural interest, and provides accommodation on basement, ground, first and second floors and an enclosed courtyard. Although most recently used as offices the property could be suitable for a range of alternative uses, including residential, subject to consent.

Accommodation

The premises benefits from a range of period features and requires refurbishment. The layout comprises a single room on each floor, with a single WC at second floor level, and the building provides the following approximate net internal floor areas:

Floor	Sq ft	Sq m
Second	107	9.9
First	163	15.1
Ground	228	21.2
Basement	173	16.1
Total NIA (approx.)	671	62.3

Tenure

The building is offered for sale by way of a new 999 year virtual freehold interest at a peppercorn ground rent.

Price

Offers are invited on an unconditional basis in the region of £350,000 subject to contract.

Business rates

Details available on request.

Planning

The property has most recently been occupied as offices within Class E of the current Use Classes Order and could suit a continuation of this use, or a variety of alternative uses such as residential, subject to all necessary consents.

Services

We understand that water and drainage services are connected but have not been tested. The property requires a new electrical supply.

EPC

The building has an assessment of E-123. A copy of the EPC is available on request.

VAT

VAT if applicable will be charged at the standard rate.

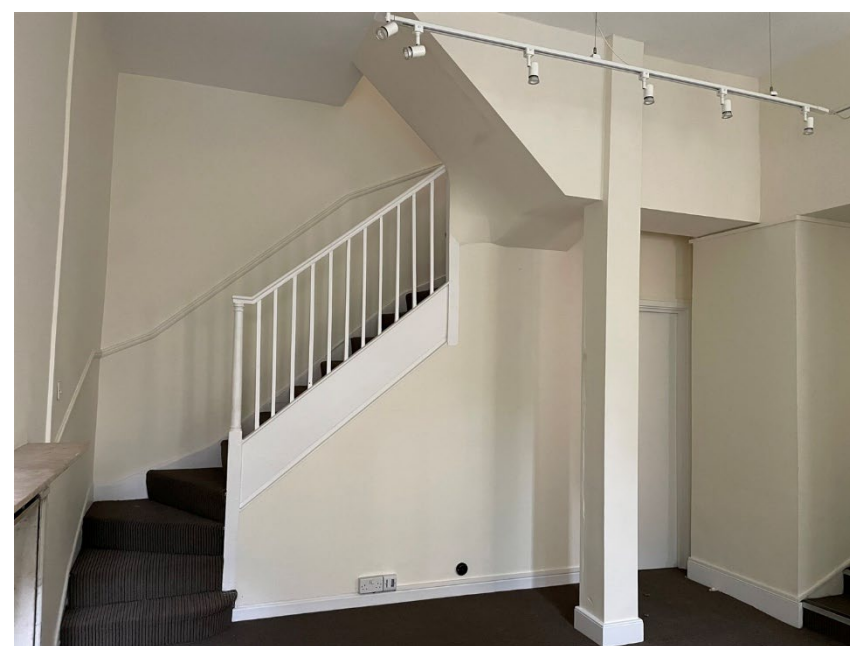
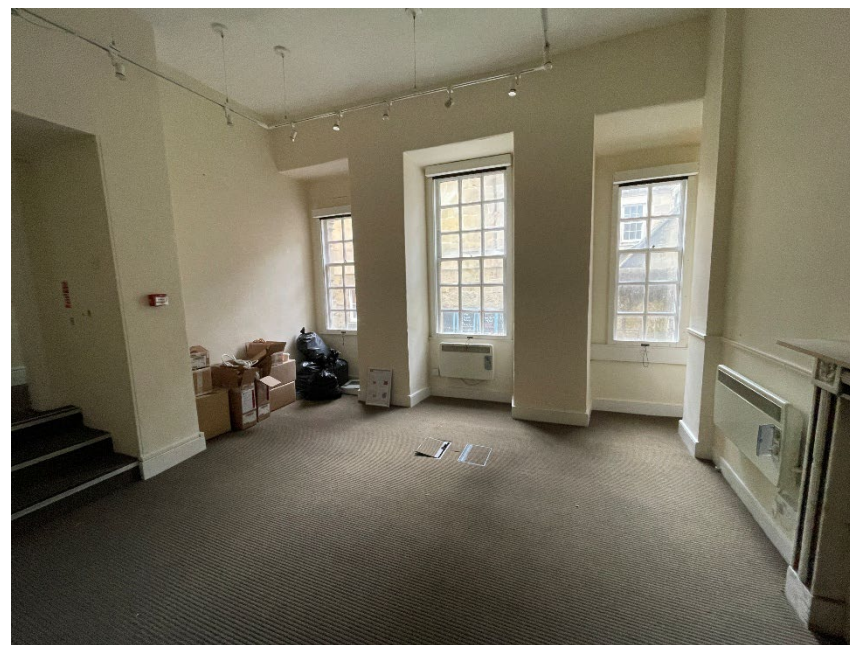
Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Viewings/Further Information

Please contact the sole agents for any further information, or to arrange a viewing.





Highlights



Net Internal Area

671 sq ft



Virtual Freehold For Sale

**Offers Invited in the
region of £350,000**



Unique Grade I Listed Building

**Potential for alternative
use including
residential (STP)**



Car Parking

**Parking available
close by**



Public Transport

**Within walking
distance of Bath Spa
Station**



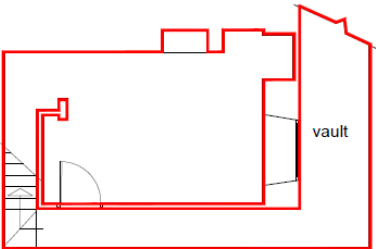
Floor Plans

For Identification Only

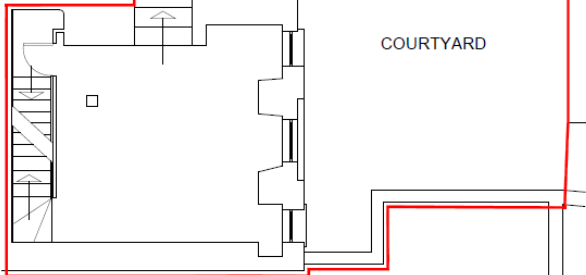
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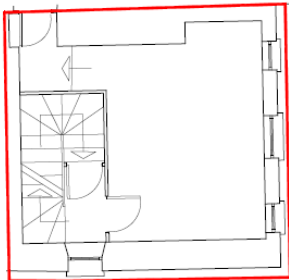
YORK STREET
ENTRANCE



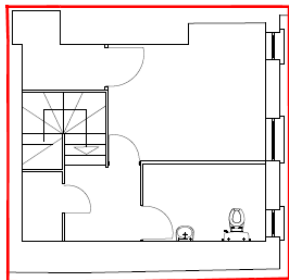
BASEMENT FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



LOCATION PLAN - Scale 1:2000

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			Scale 1:100 @ A3	Rev xx/xx/xx
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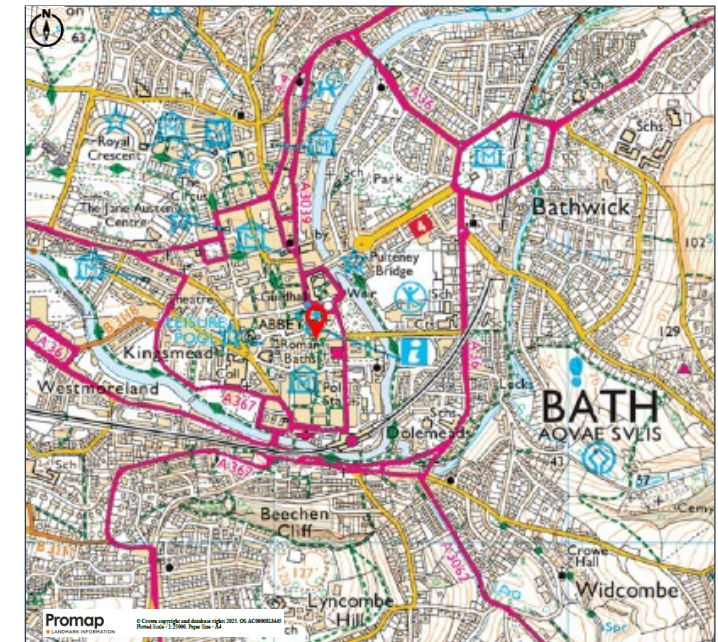


Summary

The sale of Ralph Allen's Town House represents a highly unusual opportunity to acquire a Grade I Listed building in an attractive courtyard setting at the heart of the world-renowned city of Bath.

It has been occupied for a number of years as offices and could suit a continuation of this use or conversion to alternative use such as Air BnB subject to planning permission.

The property is offered for sale by private treaty by way of a 999 year virtual freehold interest at a peppercorn ground rent. Unconditional offers in the region of £350,000 subject to contract are invited for the virtual freehold interest which is offered with vacant possession on completion.



**If you would like to know
more please get in touch.**

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- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

22 October 2025

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