



Chartered Surveyors

6 Gay Street Bath BA1 2PH

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**3 ROOM SUITE
PRIME CENTRAL OFFICES**

767 sq ft (71m²)



**FIRST FLOOR
32 GAY STREET
BATH**

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.

Gay Street runs northwards from Queen Square in Bath's prime professional office area. No.32 faces west just below George Street and opposite the road to Royal Victoria Park.

There is some metered parking close by in Queens Parade Place and the main Charlotte Street public car park is within 5 minutes' walk.

The ground floor is occupied by Hamptons estate agents.

There are shared men's and ladies' WCs off the landing between ground and first floors.

The front room has been divided by a full height glass partition into:

Front Office (North): 3m x 4.84m.

Front Office / Meeting Room: 4.52m max x 4.84m with two sash windows to Gay Street and period fireplace.

Rear Office: 5.26m to fireplace x 5.4m with separate door to the stairs and connecting door to the front room.

Kitchen: 2.55m x 1.5m max. A facility with sink and fridge at the rear of the ground floor hallway; for the use of the first floor tenant only.

Total net floor space: 767 sq ft. (71m²).

TERMS

The offices are to let on a new security of tenure excluded lease of 3 to 5 years length.

Rent: £15,000 per annum

The tenant is responsible for interior repair and decoration and 20% of the landlord's costs in maintaining and insuring the building and common parts.



BUSINESS RATES

Rates payable in 2018-19 are **£Nil** if these are the tenant's only business premises. (Rates payable otherwise are £5,640 based on the rateable value of £11,750).

VIEWING

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

NOTE: measured to IPMS3 – Office.

We have not tested any equipment or services. Applicants should arrange for their own investigation into working order or suitability. Those wishing to inspect are advised to check availability in advance, particularly if travelling from a distance. BA1 2NT

