

## **CITY CENTRE OFFICES ON 3 FLOORS 996 sq ft (92.5m<sup>2</sup>)**



### **25 WESTGATE STREET, BATH**

- **Business premises in the heart of Bath city centre**
- **3 large offices including open-plan first floor**
- **Also suitable for hair salon or similar use**
- **Facilities include 2 kitchens and shower room**

**[www.derekwalker.com](http://www.derekwalker.com)**



Westgate Street is one of the main east-west shopping streets in the heart of Bath city centre. No.25 is on the north side, a few doors along from Superdrug and opposite Specsavers.

The entrance next to the shop front is into a passage leading to stairs for the next door property. On the right of the passage is a door into 25's private staircase.

**First Floor Office:** 5.1m x 8.76m full depth, an open "L" shape with windows to front and rear.

**Second floor Office:** 5.1m x 4.94m.  
Off the lobby to the rear is a **Kitchen/Staff Room:** 2.84m x 2.2m.

**Third Floor Office:** 5.1m x 4.15m with wood strip flooring.  
To the rear is a **Kitchen:** 2.8m x 1.4m.

**Shower Room & WC.** There is a second WC off the landing between 1<sup>st</sup> and 2<sup>nd</sup> floors.

Total floor space measured to "IPMS3 – Office" is 996 sq ft, of which 15 sq ft is of limited use.

Note: The planning use is A1 (hair salon) on 1<sup>st</sup> and 2<sup>nd</sup> floors with a 3<sup>rd</sup> floor flat, but all three floors were last occupied as offices.

**EPC:** energy performance rated at 100 in Band "D".

## BUSINESS RATES

The premises are currently assessed in 3 parts.

The 1<sup>st</sup> floor has a rateable value of £4,950; the 2<sup>nd</sup> floor RV is £2,325 and the 3<sup>rd</sup> floor is assessed as a flat in Band A.

Rates payable in 2018-19 are £3,492 + £1,049 Council Tax. Tenants who do not have other business premises will be entitled to some discount.

## TERMS

The offices are to let on a new lease at **£13,000** per annum exclusive. Rent is quarterly in advance.

Tenants are responsible for maintenance and decoration of the interior. The landlord (B&NES Council) maintains and insures the structure and exterior and tenants pay a share of these costs via a service charge.

## VIEWING

By arrangement with the agents,  
Derek Walker, Chartered Surveyors.  
Ref: Hugh Warren: [hwarren@derekwalker.co.uk](mailto:hwarren@derekwalker.co.uk)

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

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