

OPEN-PLAN CITY CENTRE OFFICES

3,475 sq ft (323m²)



9-10 BATH STREET

BATH

- **Refurbished and refitted 2nd Floor suite**
- **Well-lit offices right in the middle of the city**
- **Suspended ceilings with new LED lighting**
- **Gas central heating, new boiler**
- **Perimeter trunking, new carpets**
- **New WCs, kitchen and shower**
- **Passenger lift serving the two office floors**

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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.

Bath Street runs from the Roman Baths and prime shopping area of Stall Street towards the Thermae Spa complex. It is distinguished by the grand colonnades along both sides; the office entrance is at the western end of the north colonnade.

The ground floor lobby has wide stairs and a modern lift to the offices on 2nd and 3rd floors. These extend eastwards over the Primark store from the curving west end overlooking the Cross Bath.

The 3rd floor is occupied by the administrative offices of Bath Tourism Plus Ltd.

SECOND FLOOR - 323m² 3,475 sq ft

Open-Plan Office: 37m fronting Bath Street x 10.54m depth (15.2m max at the west end).

From the lift and staircase there are east and west entrances into the suite. Private facilities comprise a Kitchen; Accessible WC; Men's and Ladies' WCs; Shower Room with changing cubicle.

BUSINESS RATES

The 2nd floor is assessed to 2023 Rateable Value £62,000; business rates payable in 2023-24 are £31,744.

TERMS

The offices are to let on a new 5 or 10 year lease excluding security of tenure.

Annual Rent: £75,000+VAT.

Tenants pay a due proportion of the costs of gas, electricity, water, building insurance, upkeep of common areas, fire precautions and lift.

Note:- The landlord M&G Real Estate supports The Code for Leasing Business Premises in England and Wales 2007, produced by The Joint Working Group on Commercial Leases. Follow the Code at www.commercialleasecode.co.uk



EPC: energy performance assessed 59 in Band "C".

VIEWING

By appointment through the agents,
Derek Walker, Chartered Surveyors,
Ref: Hugh Warren (01225) 448944
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NOTE: We have not tested any equipment or services. Applicants should arrange for their own investigations into working order or suitability. Those travelling from a distance to inspect are advised to check availability in advance. BA1 1SN