

OPEN-PLAN FIRST FLOOR STUDIO OFFICE

680 sq ft (63m²)



8A BARTLETT STREET, BATH

- In the city centre's "Bartlett Street Quarter"
- Creative workspace with 5 front windows
- Two rooms linked by wide opening
- Shared kitchen, wcs and shower on floor above

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.

Bartlett Street joins George Street close to the pedestrian crossing, diagonally opposite the top of Milsom Street. Apart from the first short section, Bartlett Street is pedestrianised and leads up to Alfred Street and the Assembly Rooms.

There is a good mix of shops, offices, studios and cafés in the “Bartlett St Quarter”.

8A is in the south part of the street. The entrance is next to the ‘Sisi & May’ boutique. The rear part of the first floor is a well-regarded yoga studio; design consultants occupy the second floor offices.

Front Studio Office: 9.8m x 6.5m in two areas linked by a wide opening. With polished wood flooring and good light from five windows to the street.

From the first floor lobby stairs lead to the second floor occupiers’ studio suite. There is shared use of their WCs, shower and kitchen.

BUSINESS RATES

There are currently two assessments totalling £6,700 rateable value. Once re-assessed together rates payable for a tenant with no other business premises will be **£Nil** in 2020-21 (or £3,343.30 otherwise.)

TERMS

To let on a new security of tenure excluded lease for a term of negotiable length.

Rent: £15,000 per annum

There will be a service charge to cover common parts, shared facilities, building insurance etc.

EPC: Energy performance rated at 100 in Band D.

VIEWING

By prior appointment only, through the agents:
Derek Walker, Chartered Surveyors.
Ref: Hugh Warren, 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 travelling to inspect are advised to check availability in advance. To view our privacy policy please visit www.derekwalker.com

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