

## **MEWS OFFICE BUILDING 895 sq ft (83m<sup>2</sup>) TO LET WITH COURTYARD CAR SPACE**



### **25 CARRIAGE COURT CIRCUS MEWS BATH**

- **One of 8 mews properties round a cobbled courtyard**
- **Quiet but city centre location behind The Circus**
- **Allocated car space directly in front**
- **Self-contained office unit with gas central heating**
- **Well-fitted, including security alarm**

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

Circus Mews is a quiet street in the north part of Bath's main office area, extending up from Queen Square. Just to the south is the Georgian showpiece of The Circus. The central shopping streets are within a few minutes' walk, as is Charlotte Street public car park – reached on foot via Victoria Park.

The mews offices at Carriage Court are self-contained buildings arranged around a central cobbled courtyard. No.25 is on the east side and comprises:-

#### GROUND FLOOR

**Office 1:** 4.25m x 4.91m with wide window to the front.

**Office 2:** 2.95m x 4.91m with store cupboards.

#### FIRST FLOOR

**Office 3:** 4.27m x 5.0m with French windows and stairs to attic level.

#### 2WCs

**Meeting Room/Office 4:** 2.99m x 4.94m with sink in credenza cupboard unit

#### SECOND FLOOR

**Office:** 6.4m max x 2m at mid height on this attic floor with roof lights.

**Store:** 2.99m x 2m.

#### PARKING

No.25 has a parking space in the courtyard immediately in front of the office. (All parking spaces are allocated to units.) A further garage space may be available at additional cost.

#### BUSINESS RATES

Rates payable in 2020-21 are **£Nil** if these are the tenant's only business premises, or £3,941.20 otherwise. (The rateable Value is £7,900.)

#### TERMS

Lease to be assigned or a new lease may be available. 25 Circus Mews is currently let under a lease, excluding security of tenure, until April 2027 with mutual break options in April 2021 and 2024.

Tenants are responsible for the interior. The landlord maintains the exterior and the courtyard and recovers those costs via the service charge.

**Rent: £21,000 +VAT** per annum.

A 6 month rent deposit is held for each building.

Rents are RPI linked and the increase applied every other year (next occasion is April 2022).

#### VIEWING

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

**EPC:** Energy Performance assessed 80 in Band "C".

**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. For our privacy policy visit [www.derekwalker.com](http://www.derekwalker.com)

**BA1 2PW**

