



Chartered Surveyors

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**HIGH QUALITY OFFICE SUITE
1,190 sq ft (111m²) TO LET
IN A LANDMARK CITY CENTRE BUILDING**



1 QUEEN STREET, BATH

- Self-contained, with private street entrance
- Offices on 1st, 2nd, and 3rd floors
- Upper floors extend over the Trim Street arch
- Shower, gas central heating, security alarm

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.

Queen Street is a cobbled street of Georgian properties between the city centre's main shopping area and Queen Square. This is a well-known building with the two upper floors spanning over the archway. The property has also been called "St John's Gate" and "Trim Bridge", and dates from the early 1700s.

The entrance to the offices is on the east side of Queen Street. Many attractive period features have been retained, including fireplaces and the unusual staircase extending from ground to third floor level. The accommodation comprises:-

GROUND FLOOR - Reception: 2.2m x 3.15m, with front door from Queen Street, stairs to

FIRST FLOOR - Meeting Room: 4.55m x 4.06m
North Office: 2.24m x 3.1m

SECOND FLOOR - Open-Plan Office: 9.28 m x 4.66 m, extending over the archway with windows to north and south and fireplaces at both ends.

Kitchen and 2 WCs.

THIRD FLOOR - Office: 8.97 m x 3.59 m (to window sill height). A glazed partition divides the floor 2/3:1/3 into a main office and a west room.

Kitchen and WC/shower room.

TERMS

The offices are to let on a new lease for a suggested term of 4 years, longer or shorter by negotiation; security of tenure is excluded.

Tenants are responsible for doors and windows exclusively serving the demised premises and otherwise for the interior. The landlord is responsible for building insurance and for maintaining the structure and exterior of 1 Queen Street; the office tenants reimburse 2/3 of those costs.

Rent: £26,000 per annum exclusive.

BUSINESS RATES

Rates payable in 2020-21 are **£Nil** if these are the tenant's only business premises (or £5,613.75 otherwise. The rateable value is £11,250).

EPC: Pending

VIEWING:

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

NOTE: Measured to IPMS -3 Office. 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 our website www.derekwalker.com

1 Queen Street BA1 1HE



First Floor Meeting Room



Second Floor Office



Third Floor

