

MEWS OFFICE BUILDING

1,330 sq ft (124m²)

WITH 2 COURTYARD CAR SPACES



22 CIRCUS MEWS BATH

- One of 8 mews properties round a cobbled courtyard
- Quiet but city centre location behind The Circus
- Two allocated car spaces directly in front
- Self-contained office unit with gas central heating
- Fibre connectivity, security alarm

www.derekwalker.com

Circus Mews is a quiet street in the north part of Bath's main office area, which extends 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 via Victoria Park.

The mews offices are self-contained buildings arranged around a central cobbled courtyard. No.22 is one of the largest and comprises:-

GROUND FLOOR

East Office: 7.45m x 4.84m

West Office/meeting room: 3.08m x 4.85m

FIRST FLOOR

Kitchen/ Staff room: 3.08m x 4.86m. **2WCs**

East Office: 7.44m x 4.81m with stairs to

SECOND FLOOR

East Office: 7.47m x 2.29m at mid height on this attic floor, with several roof lights.

West Room: 3.07m x 2.29m.

PARKING

No.22 has a double length parking space in the courtyard immediately in front of the office. All parking spaces are allocated to units.

BUSINESS RATES

Rates payable in 2020-21 are £9,356.25. (The rateable Value is £18,750.)

TERMS

22 Circus Mews is to let on a new lease for 3, 6 or 9 years with mutual break options every 3 years. Security of tenure is excluded.

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

Rent: £37,000 +VAT per annum.

A 6 month rent deposit is held for each building. Rent is RPI linked; increase applied every second year.

VIEWING

By arrangement with Derek Walker, Chartered Surveyors. 01225 448944 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 wishing to inspect are advised to check availability in advance, particularly if travelling from some distance.

To view our privacy policy please see our website www.derekwalker.com **22 Circus Mews BA1 2PW**

