



Chartered Surveyors

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REFURBISHED AND REFITTED SELF-CONTAINED OFFICE BUILDING 615 sq ft (57m²)



1 CIRCUS PLACE, BATH

- High quality 2 storey four room office premises
- Quiet but central Bath location close to The Circus
- New double height glazing around private courtyard
- Gas central-heating, new carpets, freshly decorated
- Shower and 2 wcs, + kitchen facility

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.

Circus Place is a short road running north from Bennett Street, next to The Circus. This is a quiet location but only a few minutes' walk from the main shopping streets.

No.1 is at the top of a row of 4 properties and extends behind the next door building. The entrance opens into a hallway, through to:-

Main Office: 5.22m max x 5.25m. With store cupboard off and front window. This room, and all other offices on both floors, has full height glazing to the private central courtyard.

Office 2: 2.97m average x 4.31m, also with full height glazing to the courtyard. A sink and kitchen units are to be fitted along the shorter west wall (or could be installed in the small room above if preferred).

WC off the hallway

First Floor North Office: 2.95m average x 4.53m.

First Floor South Office: 2.05m x 3.04m max.

Shower Room + WC

Total net floor space of the 4 office rooms: 615 sq ft (of which 15 sq ft is of reduced height).

LOCAL TAXATION

Council Tax Band E £2,203 payable in 2020-21.

LEASE

To let on a new lease, security of tenure excluded, initially for a term of 2 or 3 years, or longer with mutual break options.

RENT

£16,800 per annum. Rising with RPI every 2 years.
(Rent is payable as £1,400 monthly.)

The landlord takes a 6 month rent deposit.

EPC: Energy Performance assessed 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

1 Circus Place BA1 2PG

