

**DETACHED OFFICE BUILDING
WITH PRIVATE CAR PARK
1,850 sq ft (172m²) TO LET**



**TWERTON VILLA
LOWER BRISTOL ROAD, BATH**

- **Two-storey Regency Villa 1.25 miles west of Bath city centre**
- **9 office rooms + 2 kitchens and basement storage**
- **Gated level rear car park for 8 plus 2 front spaces**
- **Gas-fired central heating, redecorated, new carpets**
- **Near M&S food store, Curry's PC World, and local shops**

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.

Twerton Villa is an early 19th century Listed Building set back from the A36 Lower Bristol Road, to the west of central Bath. Close by are Curry's PC World and a large Marks & Spencer food store. Opposite, the road under the railway line leads to High Street Twerton, with various local shops and services.

The offices have a raised gravelled front area with trees, parking for two cars and driveway gates to the level rear car park, with room for several more cars.

Occupied for many years by a firm of construction consultants, the offices are now to let on a new lease.

GROUND FLOOR

Central entrance and hallway,

2 Front and 2 Rear Offices: 4.8m x 4.24m; 4.8m x 4.27m; 4.56m x 3.36m; 3.33m x 3.35m.

Kitchen and WC. Back door to car park.

FIRST FLOOR

3 Front and 2 Rear Offices: 5m x 4.28m; 3.05m x 2.46m; 4.3m x 4.26m; 5.2m x 3.32m; 3.95m x 3.34m.
Kitchen and WC, landing cupboard.

Basement Stores: 2m x 1.7m and 4.28m x 3.7m.

TERMS

To let on a full repairing lease of negotiable length at **£34,000** per annum (no VAT).

The tenant reimburses the building insurance premium. There will be a rent review after 4 years if let for longer.

BUSINESS RATES: Rates payable in 2020-21 are £13,972. (The Rateable Value is £28,000.)

EPC: Pending

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 **Twerton Villa BA2 1EP**

