



Chartered Surveyors

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**SOUTH PART OF CITY CENTRE
1ST FLOOR SUITE + GALLERY OFFICE
1,160 sq ft (108 m²) TO LET + CAR SPACE**



**ST JOHN'S COURT
SOUTH PARADE, BATH**

- Two large rooms + open-plan gallery office
- In a quiet position but close to the station
- New electric heating and own facilities
- Redecorated, recarpeted, new teapoint

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.

St John's Court is the former school house next to St John's Church off South Parade. The River Avon is nearby to the rear and Bath Spa railway station is within a short walk. To the front is Manvers Street car park.

The main entrance to the offices is from the front steps into a lobby and hallway with wide staircase to the first floor, comprising:-

Main Office: 5.68m max x 7.80m. To the rear is a tea point and a WC.

Front Office/Meeting Room: 5.68m x 4.40m into the wide bay window.

Gallery Studio Office: 5.7m max x 8.62m.

The offices have a good ceiling height, new LED lights and new programmable electric heaters.

A parking space will be allocated in the front parking area.

BUSINESS RATES

Rates payable in April 2023-24 are £9,481 (The 2023 Rateable Value is £19,000.)

TERMS

The suite is to let for a suggested term of 3 years, excluding security of tenure, or potentially longer with a mutual break option after the third year.

Rent: £19,000 per annum exclusive.

EPC: Energy Performance rated in Band "D".

VIEWING

By prior arrangement with the agents:
Derek Walker, Chartered Surveyors.
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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 our website www.derekwalker.com



St John's Court BA2 4AF