

**560 sq ft (52m<sup>2</sup>)**

**GARDEN LEVEL SALON OR OFFICES  
(CURRENT BUSINESS RELOCATING)**



**3 MILES'S BUILDINGS  
GEORGE STREET  
BATH**

- Fine city centre Georgian terrace; traffic free location
- Mainly open-plan + two private rooms
- Well-lit modern rear extension; shared use of courtyard garden

**[www.derekwalker.com](http://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.

3 Miles's Buildings is a picturesque Georgian terrace on a pedestrian route parallel to Gay Street, leading off George Street. This is a good professional business position about 5 minutes' walk from Charlotte Street car park and the central shopping and other facilities.

The ground floor entrance has entry-phone call buttons to each floor. The lower ground floor is partly in a modern rear extension and comprises:-

**Main Office/Salon:** 9.63m into bay window x 3.68m max width, with glazed double doors to the courtyard garden. Wood flooring.

**2 Private Rooms:** 3.42m x 3.81m and 2m x 3.81m, each with wash basin.

Also a shared kitchenette and 2 WCs are also on this floor. The building has a security alarm.

### BUSINESS RATES

Rates payable in 2021-22 will be **£Nil** if these are the tenant's only business premises (or £2,195.60 otherwise. The rateable value is £4,400)

### TERMS

A new lease for a term of 3 years, excluding security of tenure.

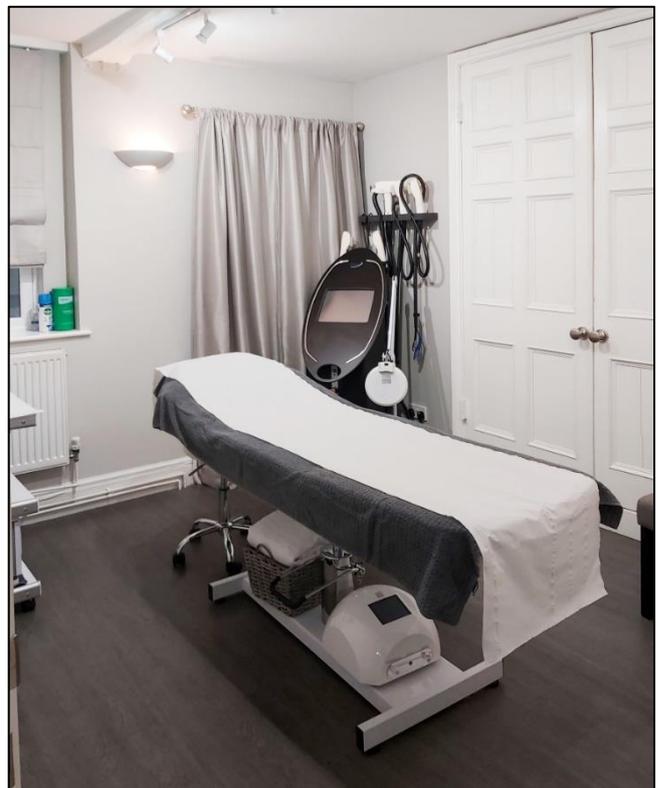
**Rent: £12,000** per annum exclusive, payable quarterly in advance.

Tenants keep the interior, fixtures and fittings in good repair and decorative order. Building insurance, internal common parts maintenance and cleaning, any shared utilities and expenses are apportioned through a modest service charge.

**EPC:** Energy Performance rated 68 in Band C.

### VIEWING

By arrangement with the agents, Derek Walker.  
Ref: Hugh Warren, [hwarren@derekwalker.co.uk](mailto: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. For our privacy policy see [www.derekwalker.com](http://www.derekwalker.com)

**3 Miles's Buildings BA1 2QS**

