

**SOUTH PART OF CITY CENTRE
OPEN-PLAN OFFICE SUITE
700 sq ft (65m²) TO LET + CAR SPACE**



**THE OLD SCHOOL HOUSE, ST JOHN'S COURT
SOUTH PARADE, BATH**

- Open-plan studio office in a Victorian building
- In a quiet position but close to the station
- High ceiling and large windows, LED lighting
- New heating and kitchen

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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 South Parade. The River Avon is nearby to the rear and Bath Spa railway station is within a few minutes' walk. To the front is Manvers Street car park.

The main entrance to the offices is from front steps into a hallway with wide staircase to the other floors.

The Lower Ground Floor suite comprises:

Open-Plan Office: 5.68m x 13.2m max depth. To the rear is a door to the newly fitted WC. There is also a recently fitted kitchen space towards the back of the studio.

The office has 3.6m ceiling height, is well lit by large windows and all new LED lighting. There are also new programable electric heaters. The studio has been repainted and recarpeted. A car space will be allocated in the front parking area.

BUSINESS RATES

Rates payable in April 2023-24 are **£Nil** if these are the tenant's only business premises, (or £4,590.80 otherwise. The 2023 Rateable Value is £9,200.)

TERMS

This floor is to let for a suggested term of 3 years, excluding security of tenure, with mutual annual break options.

Rent: £14,500 per annum exclusive.

Tenants are responsible for internal repair and décor and a service charge to cover common parts upkeep, water, and building insurance.

EPC: Energy Performance rated 106 in Band E.

VIEWING

By prior arrangement with the agents:
Derek Walker, Chartered Surveyors.
01225 448944 Ref: Hugh Warren
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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 www.derekwalker.com



St John's Court BA2 4AF