

**SOUTH PART OF CITY CENTRE
OPEN-PLAN OFFICE SUITE
770 sq ft (72m²) 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
- Gas central-heating and own facilities

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 few minutes' 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 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 little kitchen: 1.15m x 2.8m.

The office has a good ceiling height, is well lit and centrally heated. The car space will be allocated in one of the front or rear parking areas.

The WC for this office is off the passage to the rear external door.

BUSINESS RATES

Rates payable in 2021-22 are **£Nil** if these are the tenant's only business premises, (or £3,792.40 otherwise. The rateable value is £7,600.)

TERMS

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

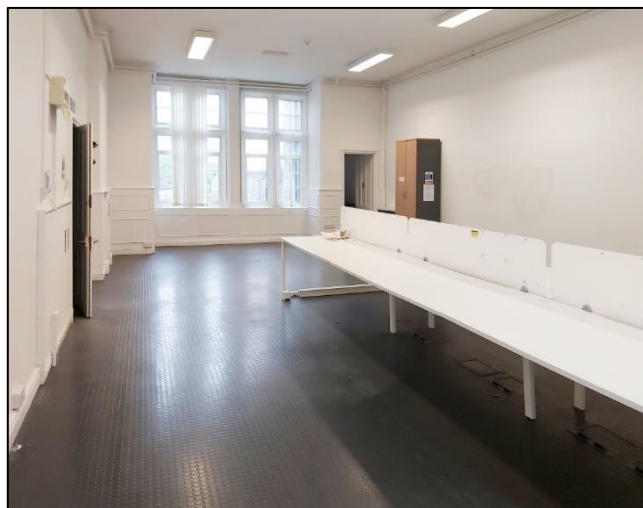
Rent: £14,500 per annum exclusive.

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

EPC: Energy Performance Certificate pending.

VIEWING

By prior arrangement with the agents:
Derek Walker, Chartered Surveyors.
01225 448944 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 **St John's Court BA2 4AF**