

CITY CENTRE OFFICES

966 sq ft (90m²) TO LET

(OR SALE MAY BE CONSIDERED)

A SELF-CONTAINED TWO STOREY SUITE



27-28 MONMOUTH STREET BATH

- Professional offices on upper ground and lower ground floors
- South-facing Listed building in the heart of Bath city centre
- 3 rooms on upper level, 2 rooms + facilities on lower floor
- Overlooking walled garden with shared use of part

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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.

Monmouth Street is south of Queen Square in Bath city centre. The main shopping streets are nearby to the east. There is metered parking in nearby roads; the main public car park off Charlotte Street is 5 minutes' walk and the railway station is 10 minutes.

Monmouth Street comprises mainly offices and shops. 27-28 is part of a row of Georgian "Listed" buildings on the north-east side. The offices are on two levels and have wide steps up to a private street entrance. The upper floors are residential apartments with an independent street access at the east end.

UPPER GROUND FLOOR

Reception Office: 4m x 4.73m with inner lobby, period fireplace, windows to north and south. Heating in the offices is electric.

West Office: 3.86m max x 4.8m max with fireplace and part panelled walls.

East Office: 3.54m max x 4.76m with fireplace and windows to front and rear.

LOWER GROUND FLOOR

Centre Office: 3.87m x 4.33m with windows to front and rear, glass screen and door to

East Office: 3.68m x 4.34m with fireplace, two windows and doors to front area and rear garden.

Kitchen: 1.61m x 1.71m

WCs: separate men's and ladies' WCs. There is a small server area at the foot of the stairs and access to the store under the front steps.

Total accommodation: 966 sq ft (90m²)

(Measured to "IPMS 3 – Office". Includes 26 sq ft of "limited use" space but excludes a similar amount of enclosed storage space under the front steps.)

Garden: to the rear is a private walled garden shared by the occupiers of this building and No.26. A paved area immediately behind the building is available for the office tenant's use.

BUSINESS RATES

Rates payable in 2021-22 if these are the tenant's only premises are **£Nil** (or £5,114.75 otherwise. The rateable value is £10,250)

TERMS

The offices are to let on a new lease for 3 to 5 years or longer, excluding security of tenure. Offers for the 999 year long leasehold may also be considered.

The tenant is responsible for internal repair and decoration and for reimbursing the building insurance premium and service charge that the office landlord pays to 26-28 Monmouth Street Management Ltd.

Rent: £19,500 per annum paid quarterly in advance. VAT is not payable.

EPC: energy performance rated at 95 in Band "D".

VIEWING

By arrangement with Derek Walker, Chartered Surveyors. Ref: Hugh Warren: 01225 448944 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



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