

CHARACTERFUL OFFICE SUITE: 400 sq ft (37m²) ALSO SUITABLE FOR CONSULTING/THERAPY USE



REAR ANNEX OFFICES 10 LAURA PLACE, BATH

- Quiet but city centre location
- 2 rooms + own waiting area, WC and internal stairs
- Lower ground floor from street but first floor at rear
- Good outlook from upper room towards rugby ground

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Laura Place comprises a square of four grand terraces with central fountain at the south-west end of Great Pulteney Street. The city centre shopping streets are to the west via Pulteney Bridge. There is metered parking in Laura Place and parts of nearby roads. Businesses here can apply for 2 on-street visitor parking permits in "Zone 1".

From the wide entrance stairs lead to the large lower ground floor hallway. The rear annex suite has its own "front doors" into

Waiting Area: 1.9m x 2.8m with two deep store cupboards, leading to central lobby (also potential reception) well-lit and with stairs up and down.

Upper Room: 4.36m x 4.23m, large sash window with wide outlook, period fireplace and alcove cupboard.

Lower Room: 3.7m x 3.04m with tea point in cupboard. The hidden slope of the land means even the lower room is a level up from the ground at the rear.

WC: off the lobby by the lower room.

LEASE TERMS

To let on a new business tenancy for 3, 5 or 10 years (security of tenure excluded).

Rent: £10,000 per annum (no VAT)

The tenant is responsible for interior repair and decoration and pays a service charge to cover building insurance, common parts upkeep and building maintenance.

BUSINESS RATES

No rates payable if these are the tenant's only business premises (or up to £798.40 otherwise. The rateable value is £1,600)

EPC: Energy Performance rated at 75 in Band "C".

VIEWING

By prior appointment only, through the agents:
Derek Walker, Chartered Surveyors.
Ref: Hugh Warren, hwarren@derekwalker.co.uk

10 Laura Place BA2 4BL

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

