



**Chartered Surveyors**

6 Gay Street Bath BA1 2PH

Telephone (01225) 448944

Fax (01225) 44 89 27

Email [info@derekwalker.co.uk](mailto:info@derekwalker.co.uk)

## **CITY CENTRE OPEN-PLAN OFFICE OR GYM/PILATES/YOGA STUDIO**

**538 sq ft (50m<sup>2</sup>)**

**TO LET**



### **4 THE FOUNDRY BEEHIVE YARD, WALCOT STREET, BATH**

**FLEXIBLE WELL LIT AND SELF-CONTAINED  
STUDIO OR OFFICE SPACE  
IN THE HEART OF BATH'S BUSINESS DISTRICT**

**[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.

The approach is from Walcot Street by the brick paved roadway which slopes towards the riverside (past the Neptune store) OR take Old Orchard from Walcot Street and the unit is through the gateway on the right hand side, opposite Stillpoint.

4 The Foundry is a single storey business unit constructed of brick with stone dressings beneath a slate roof. The main entrance has a glazed screen and double doors from the access way. Double doors and two wide windows face east over the river and there is a fire escape door on the south side. It is a pleasant setting overlooking the River Avon.

**Open-Plan Studio:** 9.4m x 5.65m with **WC**, washbasin and changing area partitioned out of the far corner. There are wall mounted electric heaters, five rows of suspended halogen spot lights and a polished maple strip floor throughout. The property has been in use for Pilates, and then as a yoga studio and would also make a good open-plan office; the fitted wall mirrors will remain.

#### RATES

If the occupier has no other business premises rates payable will be **£Nil** (or £3,892.20 otherwise. The rateable value is £7,800).

#### SERVICES

Mains water, drainage and electricity are connected and in use. The tenant pays a share of the estate service charge which covers repair and maintenance of the fabric of the buildings, common parts and common services together with property insurance and water.

In a nearby building are shared WCs and an accessible WC for use by tenants if required.

#### PLANNING

The studio has planning consent for either office use or use as a Pilates/yoga/exercise studio. These uses now come within the same "Class E" of the Use Classes Order.

#### LEASE

To let for between 3 and 8 years, excluding security of tenure, at an initial rent of **£13,200** + VAT per annum.

The tenant will be responsible for payment of electricity and estate service charge. In any lease of for more than 3 years an RPI linked rent review will be included.

**EPC:** Energy performance rated at 68 in Band C.

#### VIEWING

By appointment through the agents  
Derek Walker, Chartered Surveyors  
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. To view our privacy policy see our website [www.derekwalker.com](http://www.derekwalker.com)



**4 The Foundry BA1 5BT**