



Chartered Surveyors

6 Gay Street Bath BA1 2PH

Telephone (01225) 448944

Fax (01225) 44 89 27

Email info@derekwalker.co.uk

146 WALCOT STREET

BATH



WHOLE BUILDING TO LET

SALES 32.12 SQ M (346 SQ FT)

ANCILLARY 26.57 SQ M (286 SQ FT)

**SITUATED AT THE TOP OF WALCOT STREET, BATH'S
ARTISAN QUARTER**

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.

146 Walcot Street, Bath BA1 5BL

ACCOMMODATION:

The approximate dimensions and areas are as follows:

Ground Floor:	Width	5.10m
	Depth	6.78m (ave)
	NET SALES AREA 32.12 sq m (346 sq ft)	
First Floor:	Sales/Storage	26.57 sq m (286 sq ft)
	WC	
Outside:	Enclosed Garden.	

SERVICES:

Mains electricity, water and drainage connected.

BUSINESS RATES:

The shop is assessed at Rateable Value £8,200 and rates payable for 2021/22 amount to **£4,091.80**. If small business rate relief is available the amount payable will be **£NIL**.

ENERGY PERFORMANCE:

The premises are asset rated at 116 within Group E. Further information is available from the agent.

TERMS:

The premises are to let for **4 years**, longer if required, on a full repairing and insuring basis.

RENT:

Rental offers are invited at **£15,000 a year**, subject to contract.

COSTS:

Each party to pay their own costs.

VIEWING:

By appointment with the agent Derek Walker Chartered Surveyors **01225 448944**

NOTE:

Please visit www.derekwalker.com to view our privacy policy.

We have not tested any equipment or services. Applicants should arrange for their own investigations into working order or suitability. Those wishing to inspect are advised to check availability in advance, particularly if travelling from a distance.