

OFFICES OR POTENTIAL RETAIL 900 sq ft (84m²) TO LET



9 MARGARET'S BUILDINGS BATH

- **Shop front to a pretty pedestrian street**
- **Between The Circus and Royal Crescent**
- **Ground floor and basement offices re-fitted 2019**
- **Smart creative workspace or potential retail**
- **Oak floors, central-heating, security alarm**
- **Lease for assignment at £16,000 pa rent**

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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.



Margaret's Buildings leads off Brock Street, half way between the famous Royal Crescent and The Circus. It has an attractive range of upmarket small independent shops, cafés and restaurants.

No.9 is a late 18th century "Listed" building with a projecting central shop front. The doorway to the right leads to the residential part above. The offices have their own street door. They have oak flooring and are fitted to a high standard throughout.

Front Office: 4.3m max width x 4.7m depth, excluding window display space. Wide opening to

Rear Office: 4.62m x 4.46m with rear window and stairs to basement.

Front Meeting Room: 5m x 4.2m, door to front vaults.

Rear Kitchen/Staff Room: 3m x 4.3m

Store: 2.8m x 2.6m; **WC**

BUSINESS RATES

Rates payable in 2022-23 are £4,657.33 if these are the tenant's only business premises (or £6,986 otherwise. The rateable value is £14,000).

TERMS

There is an existing lease from 2019 to 13 February 2024, with Landlord & Tenant Act protection. The tenant is responsible for internal repair and shop front paintwork, reimbursing the immediate landlord's share of building insurance and maintenance charges.

Rent: £16,000 per annum (no VAT)

The lease is to be assigned, or possible new lease by negotiation.

EPC: Energy performance assessed at 86 in Band D.

VIEWING

By prior appointment only, through the agents:
Derek Walker, Chartered Surveyors.

Ref: Hugh Warren, hwarren@derekwalker.co.uk

NOTE: measured to IPMS3-Office. 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

9 Margaret's Buildings BA1 2LP

