

**CITY CENTRE - TO LET - SUITE OF 6 ROOMS  
FOR OFFICE OR THERAPY USES  
1,050 sq ft (98m<sup>2</sup>)**



**1<sup>ST</sup> & 2<sup>ND</sup> FLOORS  
1 SOMERSET STREET  
(also 34 SOUTHGATE STREET)  
BATH**

- City centre premises close to bus and railway stations
- Private ground floor entrance from Somerset Street
- Corner office plus 2 other rooms per floor
- Gas central heating with new boiler, LED lighting

**[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.

Somerset Street leads west off Southgate Street in Bath city centre. Opposite is the Southgate Shopping Centre and, close by to the east, the bus station and Bath Spa railway station. There is a large public car park just beyond Somerset Street at Avon Street.

The offices have their own glazed street door on Somerset Street and comprise the first and second floors above Romans letting agents. This is a prominent corner position with wide windows in all rooms.

#### FIRST FLOOR

**Corner Office:** 5.92m max x 4.68m max

**Office 2:** 3.65m x 3.62m

**Office 3:** 3.66m x 3.35m

Wide landing with kitchen space.

#### WC

#### SECOND FLOOR

**Corner Office; Office 5; Office 6:** all room sizes similar to the first floor.

**2 WCs.**

#### BUSINESS RATES

Rates payable in April 2024-25 are £7,485  
(The Rateable Value is £15,000)

#### TERMS

The offices are to let on a new lease, security of tenure excluded, at **£19,500 per annum.**

Tenants are responsible for interior repair and decoration and a proportion of the landlord's costs of insuring and maintaining the building and exterior.

**EPC:** Energy performance rated at 61 in Band C.

#### VIEWING

By prior appointment only, through the agents:

Derek Walker, Chartered Surveyors.

Ref: Hugh Warren, [hwarren@derekwalker.co.uk](mailto:hwarren@derekwalker.co.uk)

**NOTE:** measured to IPMS3.2-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 our website [www.derekwalker.com](http://www.derekwalker.com)

**1 Somerset Street/34 Southgate Street BA1 2TP**

