

## **OFFICES, CLINIC, OR FITNESS**

**1,065 sq ft (99m<sup>2</sup>) GROUND FLOOR**



### **ALEXANDER HOUSE JAMES STREET WEST BATH**

- Close to Sainsbury's car park
- Short level walk to city centre shops
- Reception, open-plan studio, consulting/meeting rooms
- Gas central-heating, 2 showers
- Redecorated and new roof covering

**[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.

Alexander House is on the corner of James Street West and Norfolk Buildings a short walk to the west of the city centre shopping streets. There is a range of office, health, residential and therapy premises in this street.

There is a pedestrian entrance to Sainsbury's car park from Norfolk Buildings, where there is a little on-street parking and on James Street West itself. The large public car park at Charlotte Street is 5 minutes' walk to the north.

The premises available to let form the self-contained front part of Alexander House. The large building behind is offices. The front double door entrance opens into:-

**Reception:** 2.71m x 4.69m

**Room 1:** 3.02m x 3.50m

**Room 2:** 3.02m x 3.02m

**Room 3:** 1.85m min x 3.12m

**Open-Plan Studio:** 6.60m x 7.31m max.

**Room 4:** 2.87m x 4.68m with glazed double doors to the front.

Behind the Reception are 2 WCs and a separate shower. At the far end, off Room 4, is a further WC and shower; this space used to be a kitchen and the landlords can re-fit it if preferred.

## BUSINESS RATES

For tenants without other premises rates payable in 2023-24 are **£Nil** (£5,489 otherwise. The 2023 Rateable Value is £11,000)

## USE

The last use was primarily as a yoga studio. Previously the premises were for several years a complementary medical and health clinic. They are equally suitable for occupation as offices and all these uses now come within the same planning category.

## TERMS

To let on a new 5 year lease, security of tenure excluded.

**Rent: £22,000+VAT per annum**

Tenants are responsible for internal and external repair and decoration.

**EPC:** Energy performance assessed at 74 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-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](http://www.derekwalker.com)

**Alexander House BA1 2BT**

