

2,031 sq ft (187m²)

**CENTRAL OFFICES TO LET
+ DOUBLE CAR SPACE**



**18 MONMOUTH PLACE
BATH**

- Refurbished studios and offices with character
- A short walk from Queen Square and central shops
- Data cabling, gas-fired central heating
- Close to Charlotte Street public car park

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.

Location

Bath is a city renowned for its attractive architecture, unique retail offering & world heritage status. Bath and North-East Somerset has a residential population of 193,400 and annual visitor numbers exceeding 6 million, according to the last Visitor Impact Report 2018. Bath is served by excellent transport infrastructure, junction 18 of the M4 being just 10 miles to the north via the A46. Train journeys to Bristol are just 12 minutes, with travel to London Paddington approximately 1 hour 20 minutes.

Situation

The property is situated on the Northern side of Monmouth Place in central Bath, which connects the A367 junction (Charles Street/Queen Square and Monmouth Street) with the A4 Upper Bristol Road. Nearby occupiers include The Scallop Shell, The Bath Distillery, Wentworth Estate Agents, Chapel Row Beauty Rooms and Corkage.

Description

The property comprises newly refurbished office accommodation at ground and first floor levels of a Grade II Listed building with Class E use consent. The current configuration provides a reception office, meeting room, storage room, kitchen and two WC's off a lobby area at ground floor and office use at first floor and mezzanine level (from first floor).

There is a steel spiral staircase to the rear of the ground floor which provides access to the first floor and up to the mezzanine. The rooms at first floor benefit from good levels of natural light from front and rear windows and a number of skylights.

Parking

The offices benefit from a double length car parking space next to the entrance (excluding weekends). The large Charlotte Street public car park is close by.

Accommodation

We understand the net internal floor areas are as follows: -

Ground Floor	73.6 m ²	792.2 Sq Ft
First Floor	101.3 m ²	1,090.4 Sq Ft
Mezzanine	13.8 m ²	148.5 Sq Ft
Total	118.7 m²	2,031.1 Sq Ft

Measured in accordance with the RICS International Property Measurement Statement (2nd Ed.) incorporating the RICS Code of Measuring Practice (6th Ed.).

Tenure / Rent

The premises are available to let on the basis of a new effective full repairing and insuring lease at a rent of £47,500 per annum ex VAT. Full terms available upon application to the sole agents.

EPC

Please enquire with the agent for the precise asset rating.

Rating Assessment

Rateable Value (April 2023)	£40,250
UBR(23/24)	0.512
Rates Payable (April 2023)	£20,608

We recommend any interested parties make their own enquiries with the Rating Authority to verify rates payable considering their particular circumstances.

Service Charge

The tenant will be expected to contribute to a fair and reasonable proportion of the landlord's costs in the upkeep, repair and maintenance of the building. Further details provided upon request.

VAT

VAT is payable on rent at the prevailing rate.

Further Information

Viewings can be arranged through the joint sole agents:

Derek Walker, Chartered Surveyors: Hugh Warren 01225 448944 hwarren@derekwalker.co.uk

CSquared: Allan Lloyd 07527 388036 allan.lloyd@cd-re.co.uk
Nathan Clark 07983 460230 nathan.clark@cs-re.co.uk
Emily Dagg 07398 637345 emily.dagg@cs-re.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 please visit our website www.derekwalker.com

18 Monmouth Place BA1 2AY



