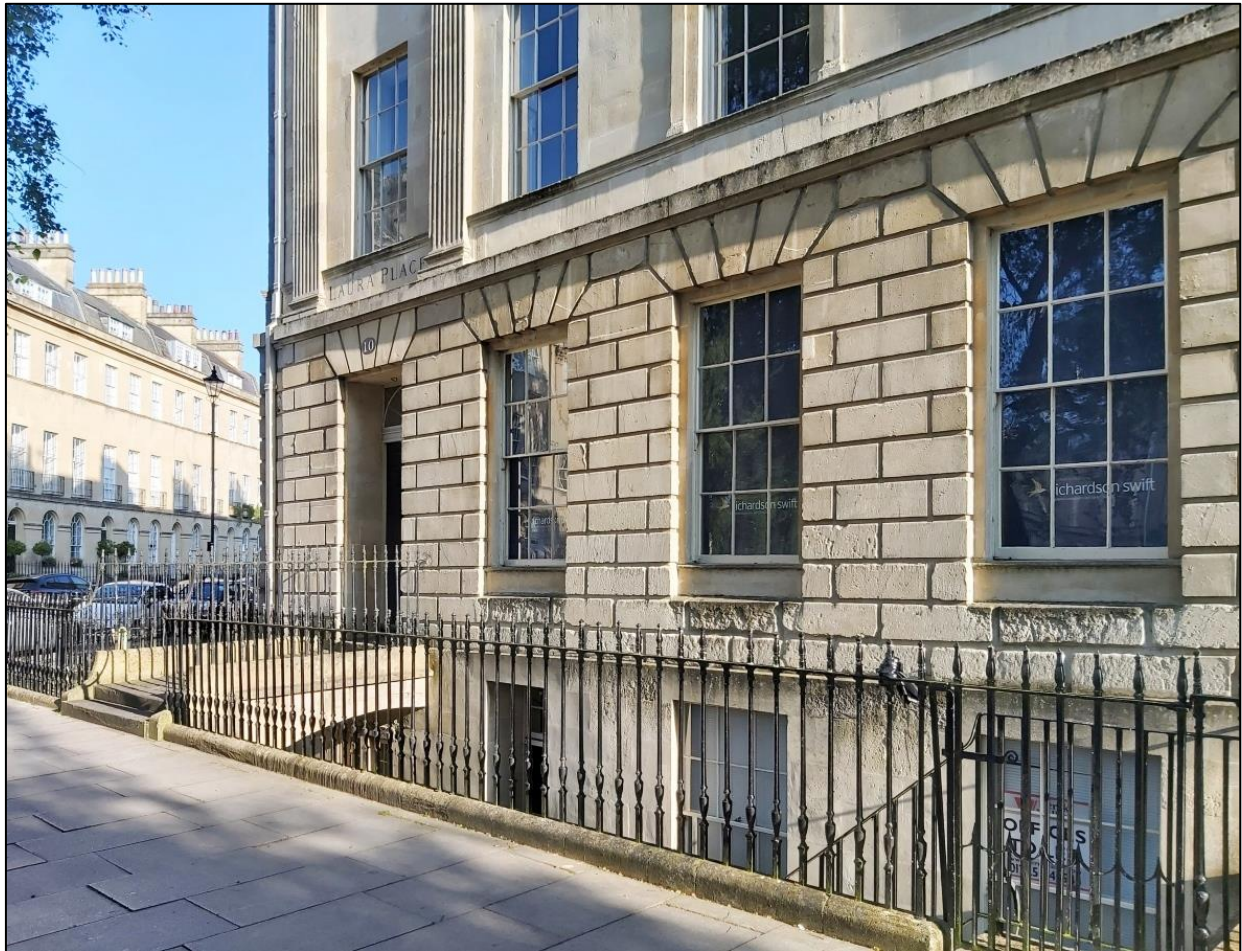


## **SELF-CONTAINED OFFICE SUITE**

**610 sq ft (57m<sup>2</sup>)**

**TO LET**

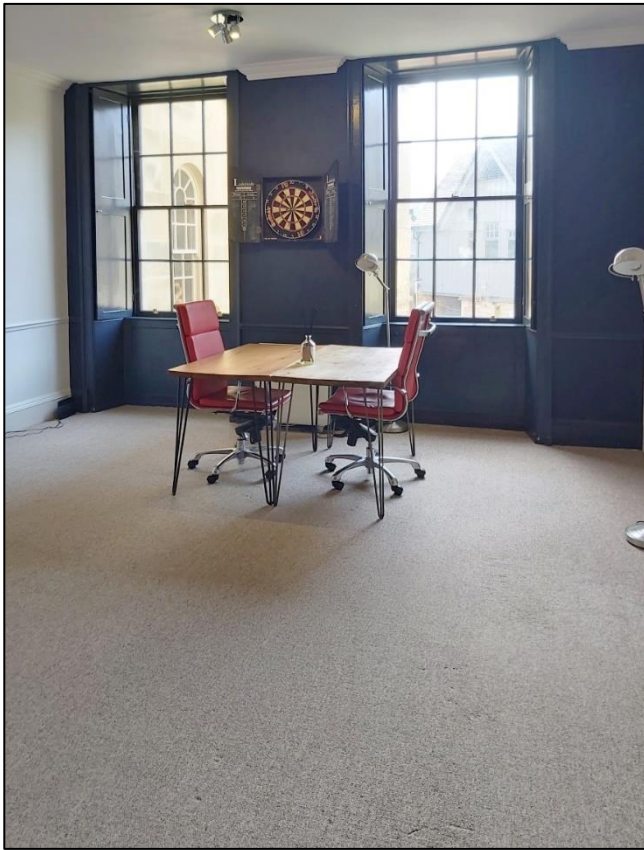


### **10 LAURA PLACE BATH**

- ❖ **An impressive building in the city centre**
- ❖ **Lower ground floor suite (effectively first floor at rear)**
- ❖ **2 good-sized office rooms + own facilities**
- ❖ **Large sash windows**

**[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.



**EPC:** energy performance rated at 118 in Band E.

**VIEWING**

By arrangement with the agents:

Derek Walker, Chartered Surveyors, 01225 448944.

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



Laura Place comprises a square of four grand terraces, with central fountain, at the south-west end of Great Pulteney Street. The city centre shopping streets are immediately to the west via Pulteney Bridge. There is metered parking in Laura Place and parts of nearby roads. Business visitor permits may also be available.

From the wide entrance hall stairs lead to the lower hallway and access to the office suite, which has its own inner lobby and doors to:

**Front Office:** 4.68m x 5.8m (6.3m max) with two large sash windows to the front area.

**Rear Office:** 4.52m x 4.9m (5.25m max) with two windows overlooking a garden below, and walk-in storage cupboard.

**Kitchen:** behind doors in the inner lobby is a small private kitchen space with sink and cupboards. This suite has its own men's and ladies' WCs across the lower hallway.

**TERMS**

The offices are to let on a new 5 year lease, excluding security of tenure, potentially longer or shorter by negotiation.

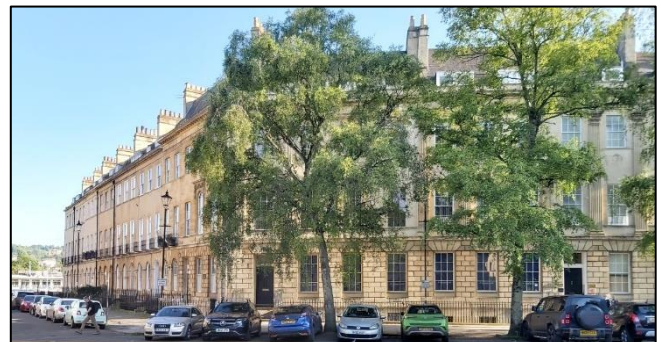
**Rent: £13,000 per annum**

Tenants are responsible for interior repair and décor and for paying their own electricity and water charges. Tenants pay a fair share of the building insurance and the service charge covering common parts and building maintenance.

**BUSINESS RATES**

**2024:** the two rooms are currently separately rated at £2,900 rateable value each. If assessed together a tenant with no other premises would pay no business rates.

**NOTE:** Measured to "IPMS3.2-Office". We have not tested equipment or services. Applicants should arrange for their own investigations into working order or suitability. Those wishing to inspect are advised to check availability before travelling from a distance. For our privacy policy see our website: [www.derekwalker.com](http://www.derekwalker.com)



**10 Laura Place BA2 4BL**