

# TO LET

Carter Jonas



**1st Floor Office Suite  
The Old School House  
South Parade  
Bath, BA2 4AF**

**Bath City Centre Offices**  
**1,194 Sq Ft (110.86 Sq M)**

- City centre location
- Newly Refurbished
- Parking available by separate negotiation

## LOCATION

The property is situated at the far end of South Parade. A former school, as part of the Catholic Church of St John The Evangelist's within the heart of Bath City centre. The River Avon, just downstream from the famous Pulteney Bridge and Weir, bounds the site to the East, whilst the central shopping area of South Gate is 5 minutes walk to the west. There are also far reaching views of the National Trust skyline to the East.

Bath is a UNESCO World Heritage City of international repute with an approximate population of 99,277 (ONS mid-year population estimates 2018). The city is a regional hub for retail and leisure and is one of the United Kingdom's most visited cities in terms of tourist numbers; with two universities and an established business community.

Bath Spa train station has direct trains to both Bristol (circa 12 minutes) and London Paddington (circa 1 hour 30 minutes). Bath enjoys good road links to Bristol via the A4, the south coast via the A36 and the M4 Motorway (Junction 18).

## DESCRIPTION

The property comprises two interconnecting offices with stairs to a 2nd floor mezzanine floor. The suite benefits from its own WC and kitchen facilities.

## FURTHER INFORMATION

Should you require further information please contact:

[carterjonas.co.uk](http://carterjonas.co.uk)

## ACCOMMODATION

The premises extend to the following approximate Net Internal Areas:

|                     | Sq M          | Sq Ft        |
|---------------------|---------------|--------------|
| First Floor Office  | 65.82         | 709          |
| 2nd Floor Mezzanine | 45.04         | 485          |
| <b>Total</b>        | <b>110.86</b> | <b>1,194</b> |

## RENT

£19,500 per annum, exclusive (£16.33 per sq. ft). Parking spaces may be available by separate negotiation.

## BUSINESS RATES

Rateable Value: £19,000

Rates Payable (24/25): £10,545

This is just an estimate and takes no account of possible transitional adjustment.

## VAT

The property is not currently elected for VAT.

## EPC

EPC is available on request.

## TERMS

The property is available by way of new lease on internal repairing and insuring terms, the term of years to be agreed. Costs to the structure are covered by the Landlord.

A service charge covers the cost of lighting (where not separately metered), and cleaning the common parts and external decoration together with insurance of the structure. These costs are shared by occupiers on a percentage basis.

## VIEWINGS

All viewings should be made through the sole agents, Carter Jonas 01225 747260

**SUBJECT TO CONTRACT**

**Philip Marshall**

01225 747 261 | 07767 6238

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**Aerin Thomas**

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## IMPORTANT INFORMATION

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