

330 sq ft (31m²) Second Floor Office Suite



**3 MILES'S BUILDINGS
GEORGE STREET
BATH**

- **Fine city centre Georgian terrace**
- **Self-contained suite with own facilities**
- **Traffic free location**
- **Large front room with small back office**
- **Shared use of courtyard garden**

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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.

3 Miles's Buildings is a picturesque Georgian terrace on a pedestrian route parallel to Gay Street, leading from George Street to the Assembly Rooms. This is a good professional office position about 5 minutes' walk from Charlotte Street car park and the city's central shopping and other facilities.

The ground floor entrance has entry-phone call buttons to each floor. The second floor offices have a lockable glazed lobby from the stairs and comprise:-

Front Office: 5.41m x 4.09m with two sash windows and period fireplace.

Rear Office: 3.94m x 1.85m, also with a fireplace and window overlooking the courtyard garden.

This floor has its own small private **Kitchen** area and **W.C.** with washbasin. (Further shared WCs and another kitchen are on the lower ground floor, from where there is a back door to the garden.)

BUSINESS RATES

Rates payable in 2020-21 will be **£Nil** if these are the tenant's only business premises (or £2,245.50 otherwise. The rateable value is £4,500)

TERMS

A new lease for a term of 2 to 5 years, excluding security of tenure. Tenants are responsible for keeping the interior in good repair and decorative order. Building insurance, internal common parts maintenance and cleaning, any shared utilities and expenses are apportioned through a modest service charge.

Rent: £700 per month.

EPC: Energy Performance assessed at 68 in Band C.

VIEWING

By prior appointment only, through the agents:

Derek Walker, Chartered Surveyors.

Ref: Hugh Warren, 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 our website: www.derekwalker.com **BA1 2QS**