



**Chartered Surveyors**

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## **3 ROOM SUITE - 767 sq ft (71m<sup>2</sup>) PRIME CENTRAL OFFICES**



**FIRST FLOOR, 32 GAY STREET  
BATH**

**[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.

Gay Street runs northwards from Queen Square in Bath's prime professional office area. No.32 faces west just below George Street and opposite the road to Royal Victoria Park. The ground floor is occupied by Hamptons estate agents.

There is some metered parking close by in Queen's Parade Place and the main Charlotte Street public car park is within 5 minutes' walk.

There are shared men's and ladies' WCs off the landing between ground and first floors.

#### FIRST FLOOR

The front room has been divided by a full height glass partition into:

**Front Office (North):** 3m x 4.84m and

**Front Office / Meeting Room:** 4.52m max x 4.84m with two sash windows to Gay Street and period fireplace.

**Rear Office:** 5.26m to fireplace x 5.4m with separate door to the stairs and connecting door to the front rooms.

**Kitchen:** 2.55m x 1.5m max. A small facility with sink and fridge at the rear of the ground floor hallway; for the use of the first floor tenant only.

**Total net floor space: 767 sq ft.** (71m<sup>2</sup>).

#### TERMS - LEASE FOR ASSIGNMENT

The offices are let on a security of tenure excluded lease till 30 January 2024. The tenant has an option to break in January 2022.

**Current Rent: £15,000 per annum** fixed for the remainder of the term.

The tenant is responsible for interior repair and decoration and 20% of the landlord's costs in maintaining and insuring the building and common parts.

#### BUSINESS RATES

Rates payable in 2020-21 are **£Nil** if these are the tenant's only business premises. (Rates payable otherwise are £5,863.25 based on the rateable value of £11,750).

#### VIEWING

By prior appointment through the agents:  
Derek Walker, Chartered Surveyors  
Ref: Hugh Warren [hwarren@derekwalker.co.uk](mailto:hwarren@derekwalker.co.uk)

**EPC:** energy performance assessed at 98 in Band D.

**NOTE:** measured to IPMS3 – Office.

We have not tested any equipment or services. Applicants should arrange for their own investigation into working order or suitability. Those travelling to inspect are advised to check availability in advance. For our privacy policy see [www.derekwalker.com](http://www.derekwalker.com)

#### BA1 2NT

- **Virgin Media fibre connected**

