

TO LET

Carter Jonas



First Floor Office / Studio
49- 51 Walcot Street
Bath
BA1 5BD

Open Plan First Floor Office / Studio Space

889 Sq Ft (82.56 Sq M)

LOCATION

Bath is a city of international reputation, located approximately 100 miles west of London and 13 miles east of Bristol. It is set within a landscape and built environment of the highest quality, with a residential population of over 80,00 and annual visitor numbers exceeding 4 million at the last Census. Bath is served by excellent transport routes, including frequent train services to Bristol (c. 17 minutes) and London Paddington (c.90 minutes) .

The property is located on the Western side of Walcot Street, approximately 0.2 miles north east of the city centre and 0.6 miles of Bath Spa railway station. Walcot Street has a variety of tenants including retailers, restaurants and office occupiers.

DESCRIPTION

The property comprises first floor, open plan office / studio space with a kitchenette and toilet facilities. It is accessed from a communal staircase directly from Walcot Street.

FURTHER INFORMATION

Should you require further information please contact:

carterjonas.co.uk

ACCOMMODATION

The premises extend to the following approximate Net Internal Areas:

	Sq M	Sq Ft
First Floor Office	82.56	889
Total	82.56	889

RENT

£17,500 per annum exclusive. Subject to Contract

Business Rates / EPC

Rateable Value: £17,750

Rates Payable £7,668

EPC Rating: C

SUBJECT TO CONTRACT

TERMS

The property is available on a internal repairing and insuring lease together with a service charge for maintenance to the property.

VAT

All figures quoted are exclusive of VAT where applicable.

VIEWINGS

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



Philip Marshall

01225 747 261| 07767 6238

philip.marshall@carterjonas.co.uk

IMPORTANT INFORMATION

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