



Upper Floors
36 Gay Street
Bath
BA1 2NT

Only First Floor Remaining

- 46.54 sq. m / 501 sq. ft.
- Newly decorated

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 90,000 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) .

DESCRIPTION

The property is situated along the Eastern Side of Gay Street, towards its Southern end, close to the junction with Queen Square and on the A4, one of the primary routes to and from the city centre from the West and East. Gay Street is a long-established office location, approximately 10 minutes' walk from Bath Spa mainline railway station and 2 minutes' walk from city centre shopping.

The properties are Grade II Listed and are of typical Georgian Construction being ashlar Bath stone with slate tiled mansard roof. They form part of a terrace of similar properties, some with small gardens or courtyards to the rear (opening onto Barton Buildings). The whole terrace is in mixed use, being mainly office, retail and residential.

FURTHER INFORMATION

Should you require further information please contact: **carterjonas.co.uk**

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images on-ly represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

ACCOMMODATION

The premises extend to the following approximate Net Internal Areas:

Property	Sq M	Sq Ft
First Floor	46.54	501
Second Floor	47.47	511 LET
Third Floor	46.08	496 LET
Total	46.54	501

RENTS

First Floor - £10,000 per annum exclusive

Second Floor — LET

Third Floor — LET

TERMS

The property is to let on terms to be agreed. Offers for each floor in isolation will be considered.

The tenant will be responsible for payment of a service charge for the property to cover shared services and external decoration and maintenance.

VAT

We understand that no VAT will be payable on the rent.

EPC

The unit has been assessed as EPC 'C'.

VIEWINGS

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

SUBJECT TO CONTRACT

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Carter Jonas