

TO LET

UNDER OFFER

1ST FLOOR OFFICE SUITE, THE
OLD SCHOOL HOUSE, SOUTH
PARADE, BATH
BA2 4AF

1,194 sq ft
110.92 sq m

- City centre location
- Newly refurbished

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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).

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

percentage basis.

RENT/PRICE

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

ACCOMMODATION

Sq M Sq Ft
First Floor Office 65.82 709
2nd Floor Mezzanine 45.04 485
Total 110.86 1,194

Name Size

First Floor 709 sq ft (65.87 sq m)
Office
2nd Floor 485 sq ft (45.06 sq m)
Mezzanine

Total 1,194 sq ft (110.92 sq m)

RATEABLE VALUE

Current: £19,000
Rates Payable: £9,481
Rateable Value: £19,000
Rates Payable (24/25): £10,545
This is just an estimate and takes no account of possible transitional adjustment.

EPC

EPC is available on request.

VAT

The property is not currently elected for VAT.

VIEWING

Strictly by appointment with agents.

IMPORTANT INFORMATION

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