

**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

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 only represent part of the property as it appeared at the time they were taken. If you require further information please contact us. September 2025

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