



6 Chapel Row
Bath
BA1 1HN

Office Accommodation Set Over Two Floors

Approximately 672 Sq Ft (62.4 Sq M)

- Attractive Central location**
- Close Prime Shopping and Public Car Park**

LOCATION

Bath is a UNESCO World Heritage Site and is an internationally renowned tourist destination attracting almost 5 million tourists a year.

The property is located on Chapel Row in Bath, Just off Queen Square and close to prime shopping, restaurants and bars. Bath Spa is the closest Railway station, approximately a 10 minute walk away.

DESCRIPTION

The accommodation is arranged over two floors and split into four separate rooms, two on each floor. The property includes a kitchen and W/Cs.

RENTAL

£12,500 per annum exclusive.

ANTI-MONEY LAUNDERING CHECKS

From May 2025, The Office of Financial Sanction Implementation (OFSI) requires Carter Jonas to carry out AML checks on all tenants, guarantors and purchasers of commercial property. Where deals are agreed, the relevant parties will be emailed with a link to cover this requirement. Alternatively, Carter Jonas will require photo identification (passport or driving licence) and proof of home address (e.g—recent utility bill) so the required checks can be undertaken.

ACCOMMODATION

The accommodation is set over two floors.

| | | |
|--------------|------------------|------------------|
| First Floor | 31.2 Sq M | 336 Sq Ft |
| Second Floor | 31.2 Sq M | 336 Sq Ft |
| Total | 62.4 Sq M | 672 Sq Ft |

TERMS

A new lease will be available for a term to be agreed. The tenant to be responsible for internal repairs along with a service charge for the building.

LEGAL COSTS

All parties will be responsible for their own legal costs.

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IMPORTANT INFORMATION

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BUSINESS RATES

First floor rateable value —£6,800

Rates Payable—£3,774

Second Floor rateable value — £5,100

Rates Payable—£2,830.50

N.B, Small business rates may be available.

EPC

EPC available upon request.

VAT

We understand that VAT will not be payable on the rent.

VIEWINGS

All viewings should be made through the sole agents
Carter Jonas 01225 747250

September 2025

SUBJECT TO CONTRACT