



Monmouth Place
Bath, BA1 2AY

2,031 Sq Ft
Central
Bath Office
Space



Great
Transport
Links

2 Parking Spaces



Bath Train
Station



12 mins



Bath Bus
Station

11 mins



Bristol
Airport

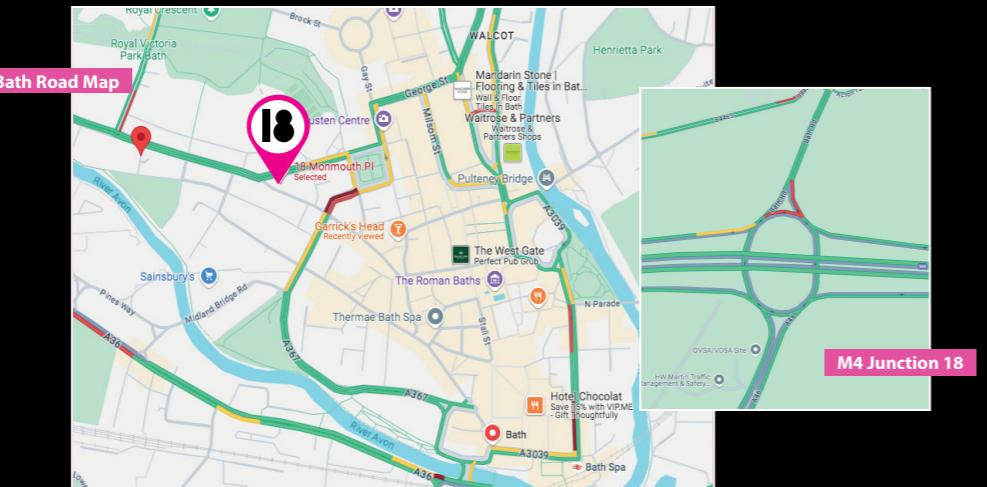
39 mins



LOCATION

Bath is a city renowned for its attractive architecture, unique retail offering & world heritage status.

Bath and North-East Somerset has a residential population of 193,400 and annual visitor numbers exceeding 6 million, according to the last Visitor Impact Report 2018.



DESCRIPTION

This unique property nestled in the centre of Bath, comprises of a newly refurbished office accommodation at ground and first floor levels of a Grade II Listed building with Class E use consent.

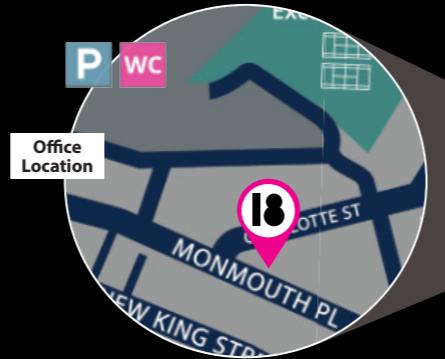


There is a steel spiral staircase leading to the 1st floor which opens to a large open plan space with high, open ceilings highlighting stunning architectural features.



An additional breakout space and meeting room also adorn the 1st floor, with a mezzanine level providing collaborative space.

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PARKING

The offices benefit from a double length car parking space next to the entrance (excluding weekends). The large Charlotte Street public car park is close by.

SITUATION

The property is situated on the Northern side of Monmouth Place in central Bath, which connects the A367 junction (Charles Street/Queen Square and Monmouth Street) with the A4 Upper Bristol Road.



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LOCAL AMENITIES

Food & Drink

- 01 The Scallop Shell
- 02 The Yard
- 03 The New Inn
- 04 Pump Rooms
- 05 Garrick's Head
- 06 The Griffin Inn

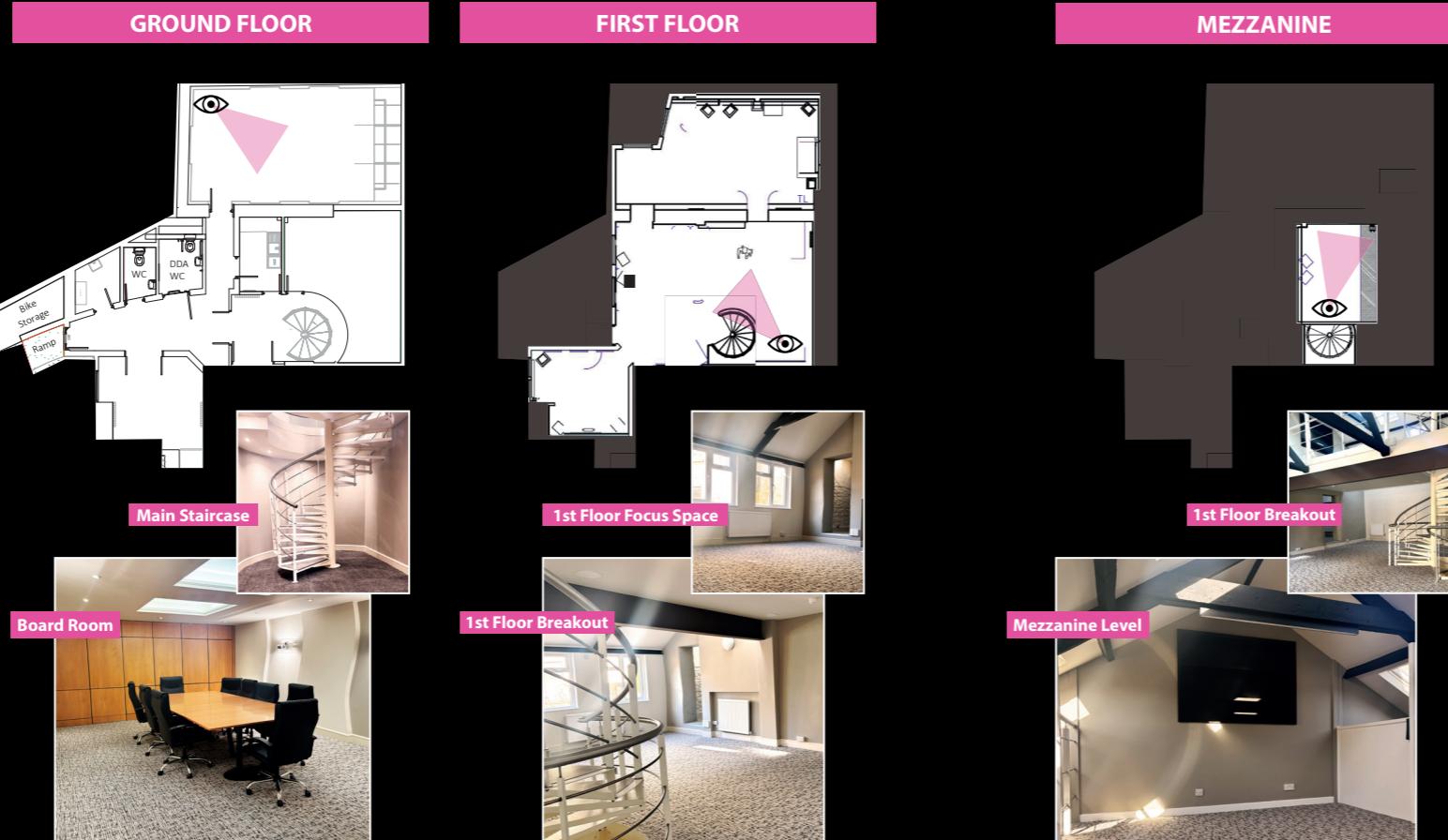
Attractions

- 07 Roman Baths
- 08 Thermae Bath Spa
- 09 Jane Austen Centre
- 10 Bath Abbey
- 11 Theatre Royal
- 12 Guildhall Market
- 13 The Forum

ACCOMMODATION

GROUND FLOOR	73.6 Sq M	792.2 Sq Ft
FIRST FLOOR	101.3 Sq M	1,090.4 Sq Ft
MEZZANINE	13.8 Sq M	148.5 Sq Ft
TOTAL	118.7 Sq M	2,031.1 Sq Ft

Measured in accordance with the RICS International Property Measurement Statement (2nd Ed.) incorporating the RICS Code of Measuring Practice (6th Ed).

**TENURE / RENT**

The premises are available to let on the basis of a new effective full repairing and insuring lease at a rent of £47,500 per annum ex VAT.

Full terms available upon application to the sole agents.

EPC

Please enquire with the agent for the precise asset rating.

RATING ASSESSMENT

Rateable Value (April 2023)	£40,250
UBR(24/25)	0.512
Rates Payable (April 2023)	£21,735

We recommend any interested parties make their own enquiries with the Rating Authority to verify rates payable considering their particular circumstances.

**VAT**

VAT is applicable at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal and professional fees incurred in any transaction.

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TO ARRANGE A VIEWING
PLEASE CONTACT AGENTS:

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