

74 Circus Mews

Bath, BA1 2PW

COOPER
AND
TANNER



To Let £15,000p.a.

Description

Second floor offices available to let on new lease terms. Comprising a Meeting Room/Office (20.40sqm) walkthrough with built in eaves storage and a second Office (24.5sqm).

Approximate NIA: 44.9sqm / 483sqft

The office space is situated at second floor level with a communal entrance stairwell and shared use of WC at split level first/second floor.

Situated just off Circus Mews with easy access to the city centre Charlotte Street car park and nearby amenities.

Local Council: Bath & North East Somerset Council

Business Rates: Rateable Value – currently rated with the whole building and will need to be split.

Lease Terms: Lease terms are open to negotiation. Any lease will be contracted out and the tenant will be subject to satisfactory references and will be responsible for contribution towards landlord legal costs in preparing the lease.

Service Charge: To be assessed.

Services: We understand the unit benefits from connection to mains gas, water, electricity. Combi boiler hot water and radiators plus air conditioning.

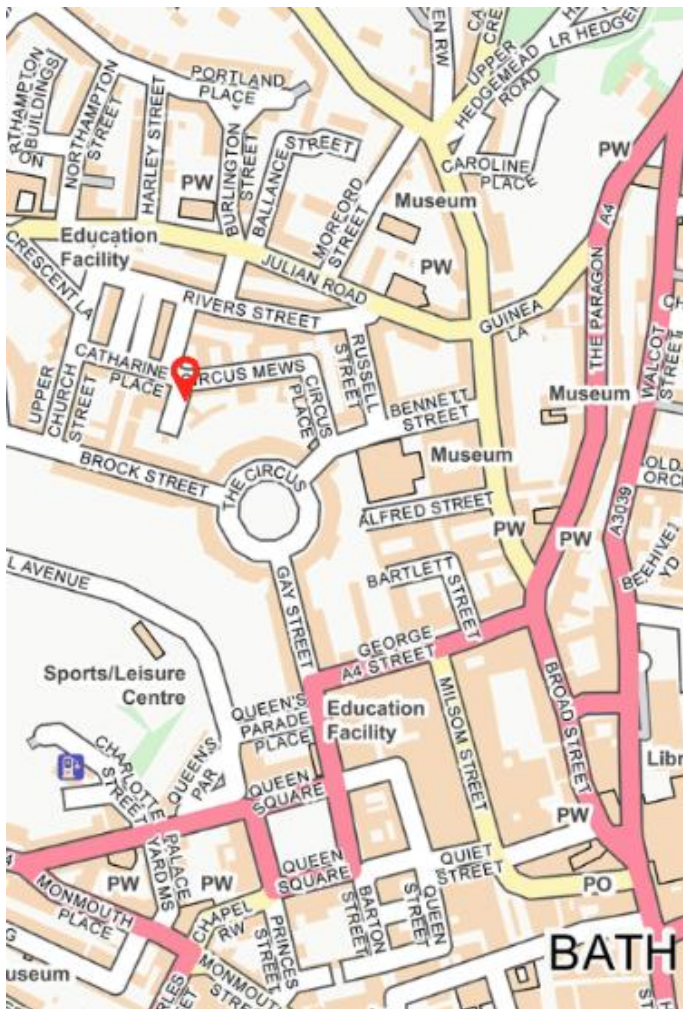
VAT: VAT is payable on the rent at the current rate.

Use: Offices / Use Class E.

Situated within the Bath World Heritage Site.

Commercial Lease Code: The Code of Practice on Commercial Leases in England and Wales recommends that prospective tenants should seek professional advice from a qualified property adviser before entering a legally binding contract. Copy of the code is available via: <http://www.leasingbusinesspremises.co.uk>

EPC: Previous EPC band C. To be reassessed.



What3Words Location: ///economies.ashes.hike

Viewings: By appointment only through the sole agents **Cooper and Tanner – 03450 34 77 58**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility, and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



COMMERCIAL DEPARTMENT

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