

# PRIME HIGH STREET OFFICE ON WELLSWAY IN BATH

4-6 Wellsway, Bear Flat, Bath, BA2 3AQ



- Exceptional pitch with a bright open plan glass frontage
- Lease Assignment—Passing Rent £26,000 per annum, exclusive.
- Approx. 1,991 sq. ft (185.01 sq. m)
- Fantastic location on Wellsway, Bear Flat with high volumes of passing vehicular traffic
- Class E use—professional services, office or retail use

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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## LOCATION

The property is situated on an exceptional pitch with high volumes of passing vehicular traffic, fronting onto Wellsway - the A367 in Bath. The property is well located with bus links a short walk away, and just 0.7 miles from Bath Spa Railway Station. Nearby occupiers include The Co-op, Bear Inn and Hotel, Mercy in Action, Cook and various independent occupiers.

## DESCRIPTION

Offering a bright glazed frontage, the property offers an expansive open plan office, benefiting from independent offices, a rear meeting room, kitchenette and welfare space, two W.C's and shower facilities. The property further benefits from ample storage to the rear, as well as sheltered external bin stores. The property benefits from a professional fit out, and services include a wet central heating system, electricity and water.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, 6th Edition, the property has the following approximate net internal floor area:

Area	Sq ft	Sq m
Sales	1,319	122.54
Ancillary	672	62.47
<b>Total</b>	<b>1,991</b>	<b>185.01</b>

## TENURE

The property is available by way of a lease assignment. The existing lease is dated 26th June 2017 for a term of 15 years. The passing rent is £26,000 per annum, paid monthly in advance. There is a rent review in 2027. The lease is protected by sections 24-28 of the Landlord and Tenant Act 1954.

## USE

We understand the property benefits from its existing use within Professional Services.

## BUSINESS RATES

In accordance with the Valuation Office Agency website, the property the following rateable value:

	Rateable Value	Rates Payable
From 1st April 2026	£29,500	£12,685

**NB.** All parties are advised to make their own enquiries with the VOA.

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## EPC

The property has an EPC rating of B (47).

## VAT

We understand the property is not VAT elected.

## LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

**Burston Cook**

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## SUBJECT TO CONTRACT

April 2026

