



Upper Floors,
4 & 5 Lowerborough Walls
Bath
BA1 1QR

Office Accommodation Set Over Three
Upper Floors

Approximately 1,550 Sq Ft (144 Sq M)

- Attractive Central location
- Close Prime Shopping and Public Car Parks

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 Lower Borough Walls, on the upper floors above retailers Oxfam, and close to SouthGate Shopping Centre. Bath Spa Rail Station is approximately a 5 minute walk away.

DESCRIPTION

The accommodation is arranged over three floors and is cellular in layout. 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.

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.

ACCOMMODATION

The accommodation is set over two floors.

First Floor	49.41 Sq M	532 Sq Ft
Second Floor	49.95 Sq M	538 Sq Ft
Third Floor	44.71 Sq M	481 Sq Ft
Total	144 Sq M	1,550 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. **The property will require refurbishment prior to occupation.**

LEGAL COSTS

All parties will be responsible for their own legal costs.

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BUSINESS RATES

First floor ratable value —£6,800

Rates Payable—£3,774

Second Floor ratable 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