





TO LET

Studio / Office

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. Bath is served by excellent transport infrastructure, junction 18 of the M4 being just 10 miles to the north via the A46. Train journeys to Bristol are just 12 minutes, with travel to London Paddington approximately 1 hour 20 minutes.

SITUATION

The property is located at The Foundry, off Walcot Street and below 'The Tramshed', occupied by Neptune. Walcot Street links the City Centre to London Road, one of the main routes into the city, to the North and East. Nearby amenities include Waitrose, Landrace Bakery and The Fine Cheese Company. Local parking can be found at the Cattle Market car park and the Podium car park.

DESCRIPTION

The property comprises studio office / light industrial arranged on the first floor of a two-storey development. Internally, the space is open plan, with a window to the front and rear. There are shared WC facilities on both first and ground floor. Externally, the property is rendered and painted, below a pitched tile roof.

N4 Beehive Yard, Walcot Street, Bath, BA1 5BT

ACCOMMODATION

We understand the net internal floor areas are as follows:-

Studio Floor	45.85 Sq M	493.53 Sq Ft
Total	45.85 Sq M	493.53 Sq Ft

All figures taken in accordance with the RICS Statement Property Measurement (2nd Ed), incorporating the RICS Code of Measuring Practice (6th Ed.).

TENURE / RENT

Premises are available to let by way of a sub-lease or assignment of an existing lease expiring 02 February 2028, at a rent of £12,000 PA ex VAT. Full terms available upon application to the sole agents.

Alternatively, a new lease, direct from the landlord, may be available subject to terms. Further details available upon request.

EPC

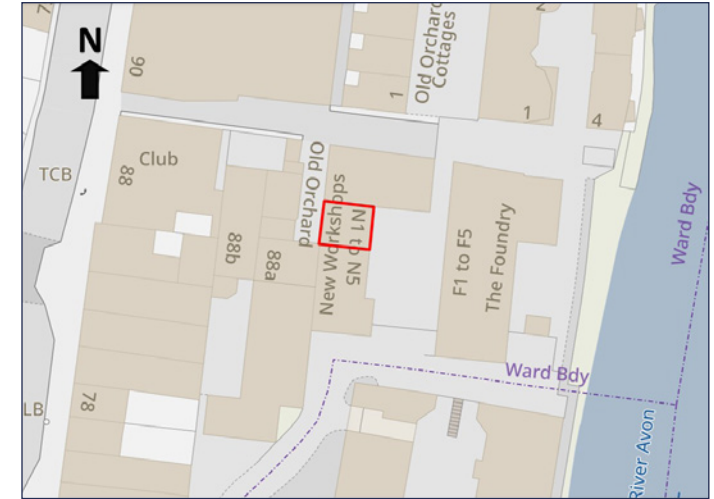
The property has an EPC rating of 66 C.

BUSINESS RATES

Rateable Value (April 2025)	£3,900
UBR (24/25)	0.499
Rates Payable (24/25)	£1,946

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





SERVICE CHARGE

The tenant will be expected to contribute to a fair and reasonable proportion of the landlord's costs in the upkeep, repair and maintenance of the building as well as buildings insurance. Service charge for 2025 is approximately £3,199pa, excl VAT. Further details provided upon request.

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.

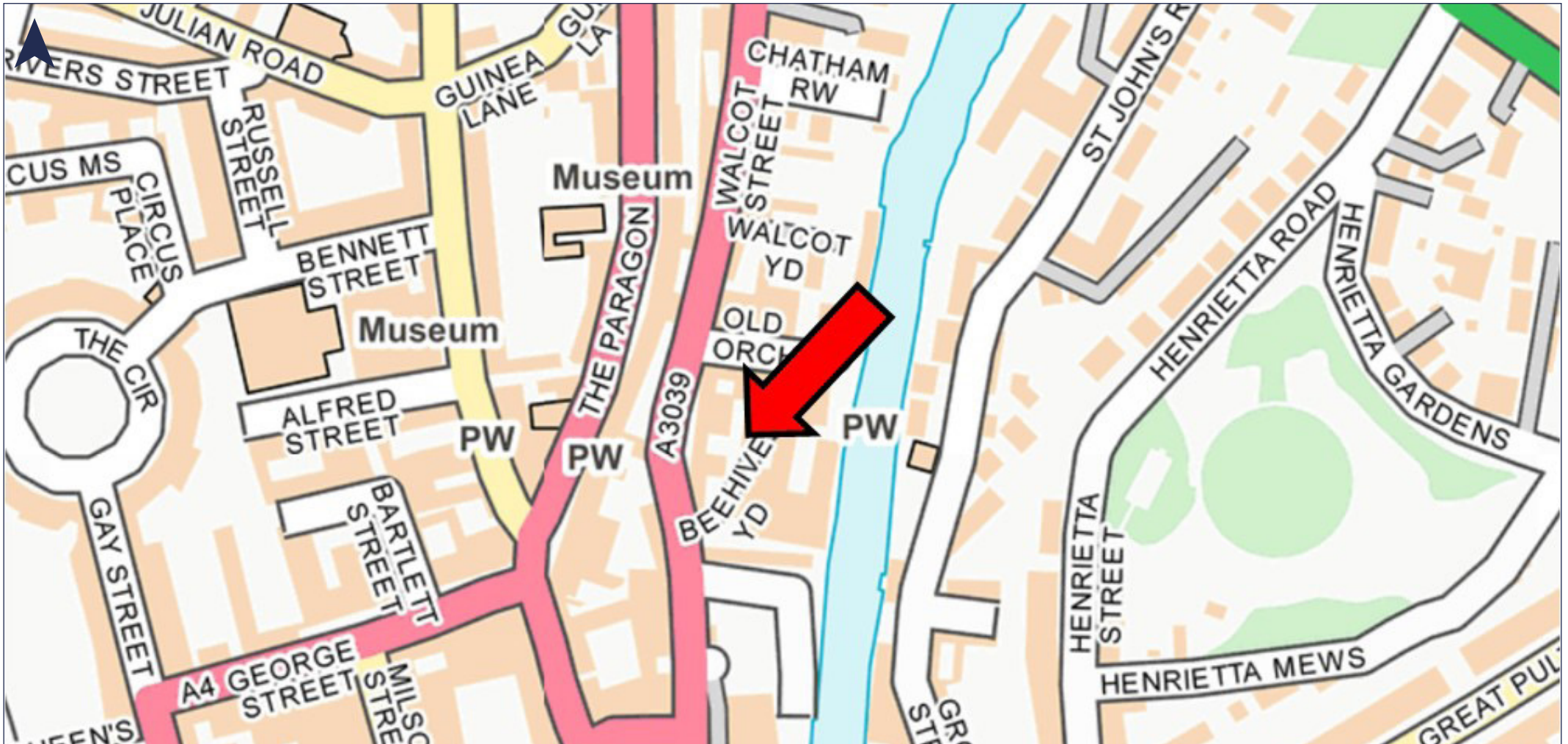
FURTHER INFORMATION

Viewings can be arranged through the sole agents at CSquared:

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Important notice: These Particulars do not constitute an offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and purchasers must satisfy themselves as to their accuracy. No person representing CSquared has any authority to make representation or warranty whatever in respect of the property. All measurements are approximate. Under the Finance Acts 1989 & 1997, VAT may be levied on the rent or sale price.

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