

# 4 Palace Yard Mews

Bath, BA1 2NH

COOPER  
AND  
TANNER



## Description

Available to let on new lease terms. Central Three storey office building situated a short distance from the Charlotte Street car park and the city centre.

Ground Floor: Entrance Hall (2.54sqm). Electrical Cupboard (0.85sqm). Comms Cupboard (0.81sqm). Under stairs shower room (2.95sqm). Office (16.40sqm) walk through. Office (23.83sqm) with external access to parking space. Walk in cupboard (3.97sqm).

First Floor: Landing (2.58sqm). Open Plan Office (70.99sqm) U shape.

Second Floor: Landing (2.50sqm). Office (57.54sqm) U shape and including boiler cupboard and kitchen area. WC (1.99sqm).

Gross Internal Area: 186.95sqm / 2,012sqft

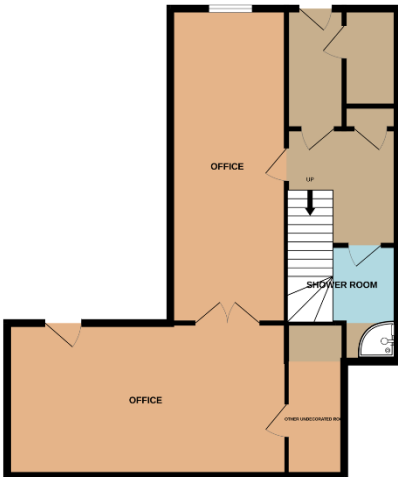
**Net Internal Area: 174.39sqm / 1,877sqft**

Benefits from gated parking space.

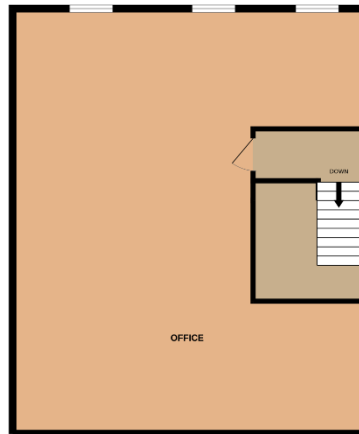
**To Let £39,000p.a. excl. plus VAT**



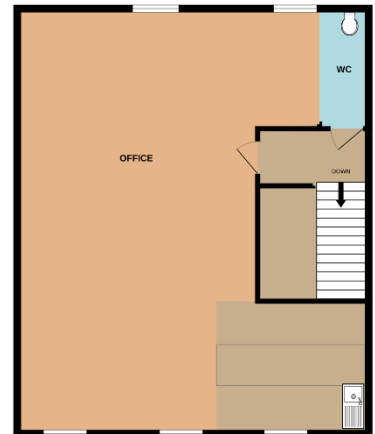
GROUND FLOOR  
735 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR  
878 sq.ft. (81.6 sq.m.) approx.



2ND FLOOR  
878 sq.ft. (81.6 sq.m.) approx.



Indicative Floor Layout - not to scale

# 4 Palace Yard Mews, Bath, BA1 2NH

**Local Council:** Bath & North East Somerset Council

**Business Rates:** To be re-rated. The property is currently rated with No.5 and will need to be separated out with the VOA.

**Lease Terms:** The asking rent is predicated on a lease on broadly the following terms:

- Immediately available on a new FR&I basis
- Term length to be negotiated
- Upward only Rent Reviews every 3<sup>rd</sup> anniversary
- To be excluded from the provisions of the Landlord & Tenant Act 1954 Sections 24-28 inclusive
- 3 months' rent deposit
- Each party shall bear their own legal costs

**Service Charge:** None.

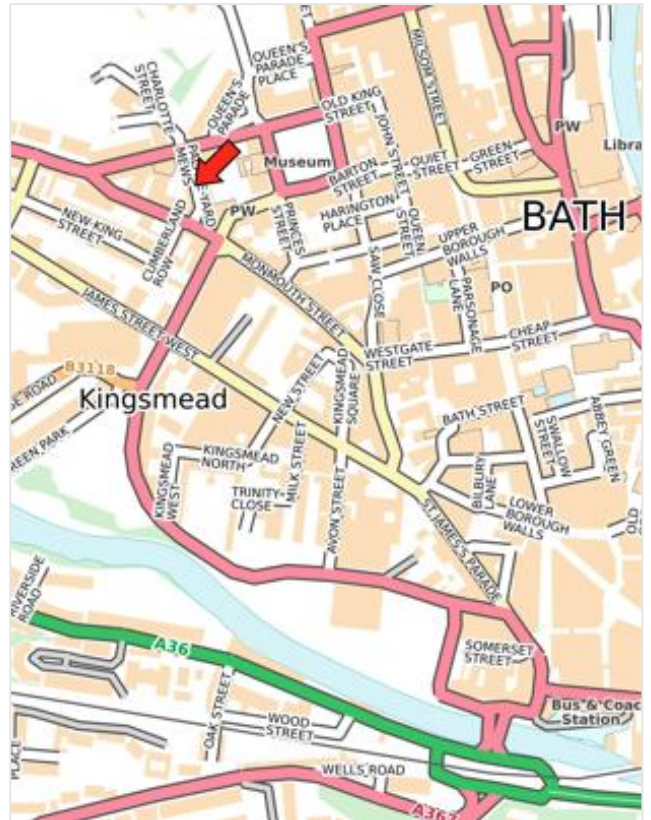
**Services:** We understand the unit benefits from connection to mains gas, electricity, water and drainage. Fitted with wet radiators and air conditioning units, smoke detector alarms. Services and appliances not tested.

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

**Use:** Offices / Use Class E. Situated within the Bath World Heritage Site.

**EPC:** Energy Rating and Score of C/52 valid until March 2029 to include No. 5. Copy available upon request. Certificate Number: 9592-3097-0217-0900-3205

**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.lettingbusinesspremises.co.uk>



**What3Words Location:** [///vouch.taken.crab](http://vouch.taken.crab)

**Viewings:** By appointment only through the sole agents **Cooper and Tanner 1908 Limited – 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

Cooper and Tanner

Telephone 03450 347758 / [commercial@cooperandtanner.co.uk](mailto:commercial@cooperandtanner.co.uk)



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