





TO LET

Period Offices

LOCATION

The property is in the heart of Bath City Centre on Milsom Street in a prominent position. The Roman Baths, Queen Square and Bath Spa Train station are all within easy walking distance, as are plenty of bars, restaurants, and retail outlets. Public car parks are available within a few hundred meters at Walcott Street.

DESCRIPTION

2/3 Milsom Street comprises the upper floors of a period Grade II listed mixed use building located in Milsom Street, one of Bath's premier retailing districts. Access is via No.3 Milsom Street at ground level with stairs to newly redecorated offices at first second and third floor level. An interlinking doorway at 2nd floor level provides access to the upper floors of No.2 Milsom Street which is also cellular in nature. Unlike No. 3, the upper floors are yet to be refurbished, but it is envisaged the accommodation could be finished to a similar standard to No.3. Both buildings benefit their own WCS and kitchens Potentially it might be possible to let each floor individually.



ACCOMMODATION

2 MILSOM STREET		
First Floor	51.63 Sq M	556 Sq Ft
Second Floor	44.47 Sq M	477 Sq Ft
Third Floor	35.08 Sq M	378 Sq Ft
Sub Total	131.18 Sq M	1,411 Sq Ft
3 MILSOM STREET		
First Floor	42.44 Sq M	457 Sq Ft
Second Floor	48.09 Sq M	518 Sq Ft
Third Floor	33.72 Sq M	362 Sq Ft
Sub Total	124.25 Sq M	1,337 Sq Ft
Total	255.43 Sq M	2,748 Sq Ft

The accommodation has been measured in accordance with the RICS Measurement Statement (2nd Ed.) IMPS 3 - Offices, to comprise the following approximate areas:

TENURE

The property is available to let on a new low lease, terms to be agreed.

RENT

Rent upon application.

RATES

The property will require reassessment by the VOA to split the ground floor retail elements from the upper floors. Interested parties are advised to contact the agents for further information.

SERVICE CHARGE

A service charge will be applicable for the maintenance and upkeep of the common parts.



EPC

An EPC has been commissioned and will be available shortly.

PLANNING

We understand the upper floors have established use under the Town & Country Planning (Use Classes) Order 1987 (as amended) within Use Class E – Commercial, Business & Service.

FURTHER INFORMATION

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SUBJECT TO CONTRACT



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