





TO LET

Central office premises

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.

DESCRIPTION

The property comprises newly refurbished office accommodation at ground and first floor levels of a Grade II Listed building with Class E use consent. The current configuration provides a reception office, meeting room, storage room, kitchen and two WC's off a lobby area at ground floor and office use at first floor and mezzanine level (from first floor).

There is a steel spiral staircase to the rear of the ground floor which provides access to the first floor and up to the mezzanine.

The rooms at first floor benefit from good levels of natural light from front and rear windows and a number of skylights.

PARKING

The offices benefit from a double length car parking space next to the entrance (excluding weekends). The large Charlotte Street public car park is close by.

18-18a Monmouth Place, Bath, BA1 2AY

SITUATION

The property is situated on the Northern side of Monmouth Place in central Bath, which connects the A367 junction (Charles Street/Queen Square and Monmouth Street) with the A4 Upper Bristol Road.

Nearby occupiers include The Scallop Shell, The Bath Distillery, Wentworth Estate Agents, Chapel Row Beauty Rooms and Corkage.

ACCOMMODATION

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

Ground Floor	73.6 Sq M	792.2 Sq Ft
First Floor	101.3 Sq M	1,090.4 Sq Ft
Mezzanine	13.8 Sq M	148.5 Sq Ft
Total	118.7 Sq M	2,031.1 Sq Ft

Measured in accordance with the RICS International Property Measurement Statement (2nd Ed.) incorporating the RICS Code of Measuring Practice (6th Ed.)





TENURE / RENT

The premises are available to let on the basis of a new effective full repairing and insuring lease at a rent of £47,500 per annum ex VAT. Full terms available upon application to the sole agents.

EPC

Please enquire with the agent for the precise asset rating.

RATING ASSESSMENT

Rateable Value (April 2023)	£40,250
UBR(23/24)	0.512
Rates Payable (April 2023)	£20,608

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. Further details provided upon request.

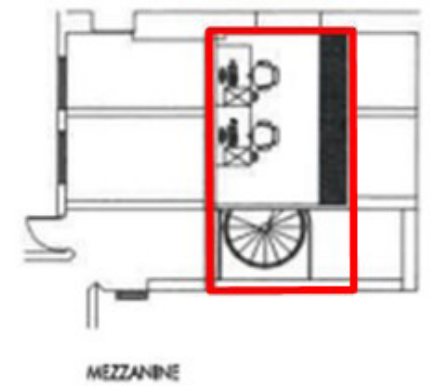
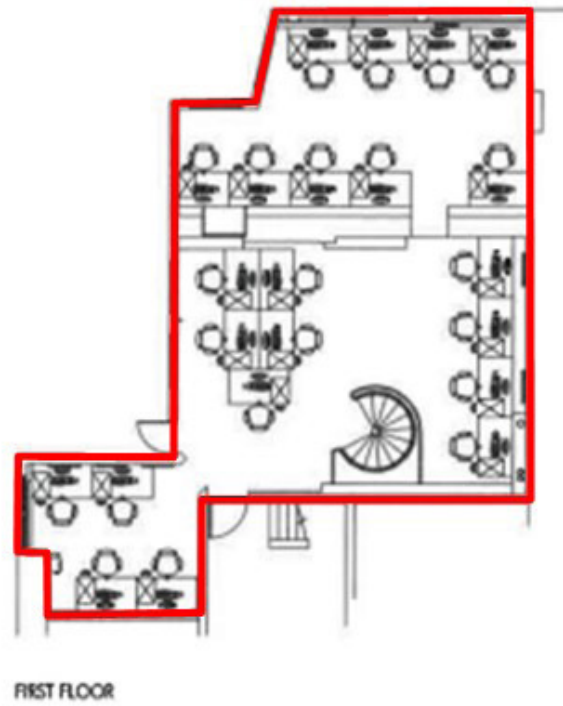
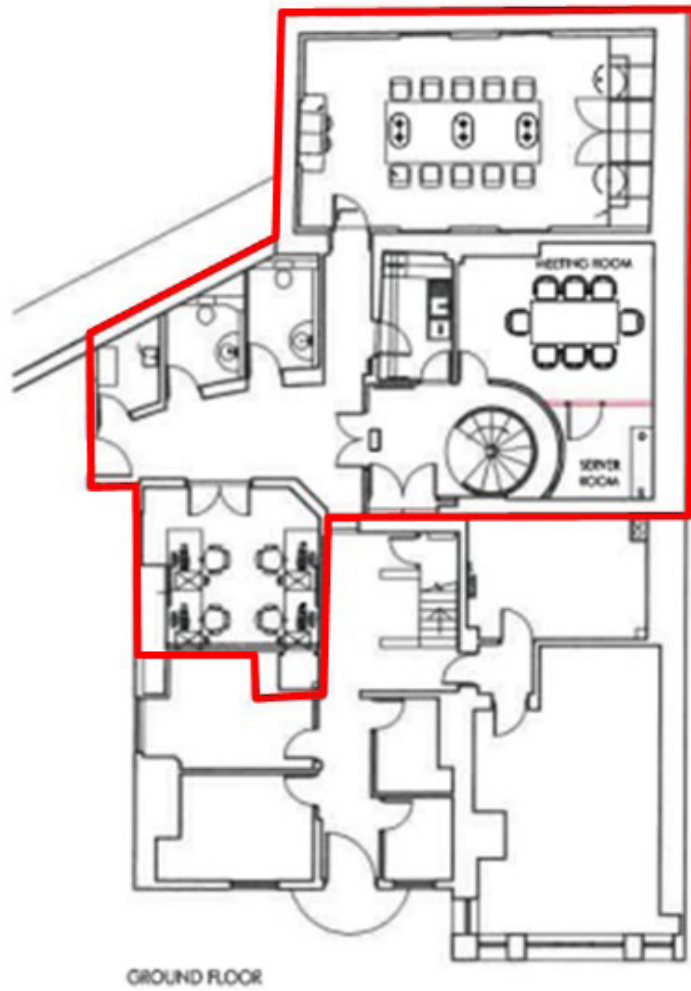
VAT

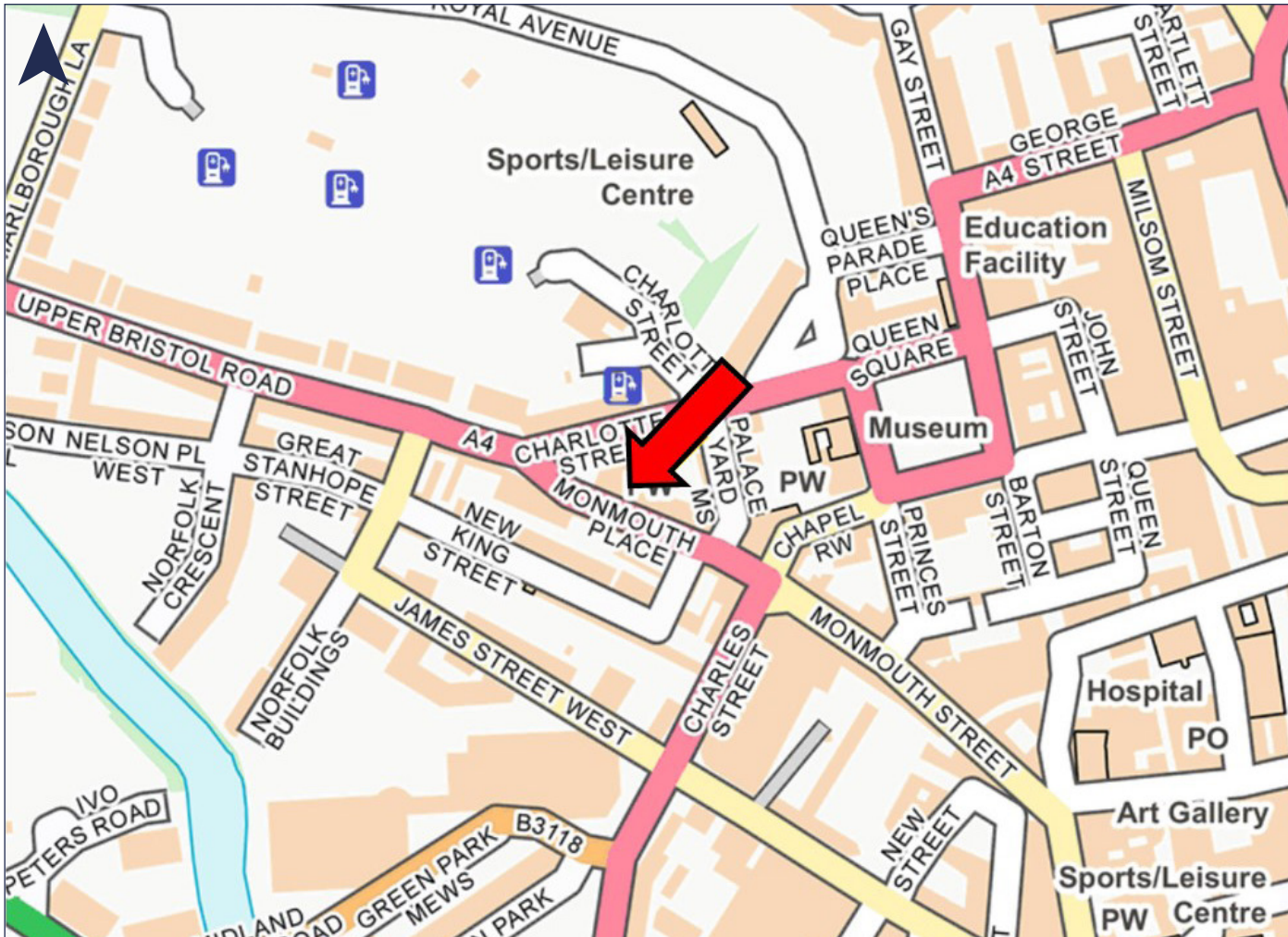
VAT is applicable at the prevailing rate.

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 joint agents:

Allan Lloyd

M 07527 388036

E allan.lloyd@cs-re.co.uk

Nathan Clark

M 07983 460 230

E nathan.clark@cs-re.co.uk

Emily Dagg

M 07398 637345

E emily.dagg@cs-re.co.uk

Hugh Warren

T 01225 448944

E hwarren@derekwalker.co.uk



82 Walcot Street
Bath, BA1 5BD
t 01225 432789
e info@cs-re.co.uk

www.cs-re.co.uk

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.

CSquared Real Estate LLP, a Limited Liability Partnership registered in England and Wales No 0C361785. Registered Office 82 Walcot Street, Bath, BA1 5BD Regulated by RICS.