



**CSquared**

**TO LET**

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







# TO LET

## Office / Studio

### 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 office / studio 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.

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### ACCOMMODATION

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

Studio Floor	45.85 Sq M	493.53 Sq Ft
<b>Total</b>	<b>45.85 Sq M</b>	<b>493.53 Sq Ft</b>

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

### TENURE / RENT

The premise are available to let on the basis of a new effective full repairing and insuring lease at a rent of £12,000 per annum ex VAT. Full terms available upon application to the sole agents, CSquared.

### EPC

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## BUSINESS RATES

Rateable Value (April 2023)	£3,900
UBR (23/24)	0.499
Rates Payable (23/24)	£1,946

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

## 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,

### Nathan Clark

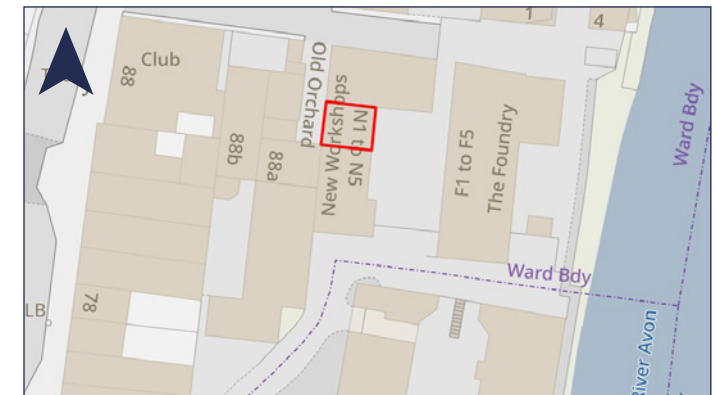
M 07983 460 230

E [nathan.clark@cs-re.co.uk](mailto:nathan.clark@cs-re.co.uk)

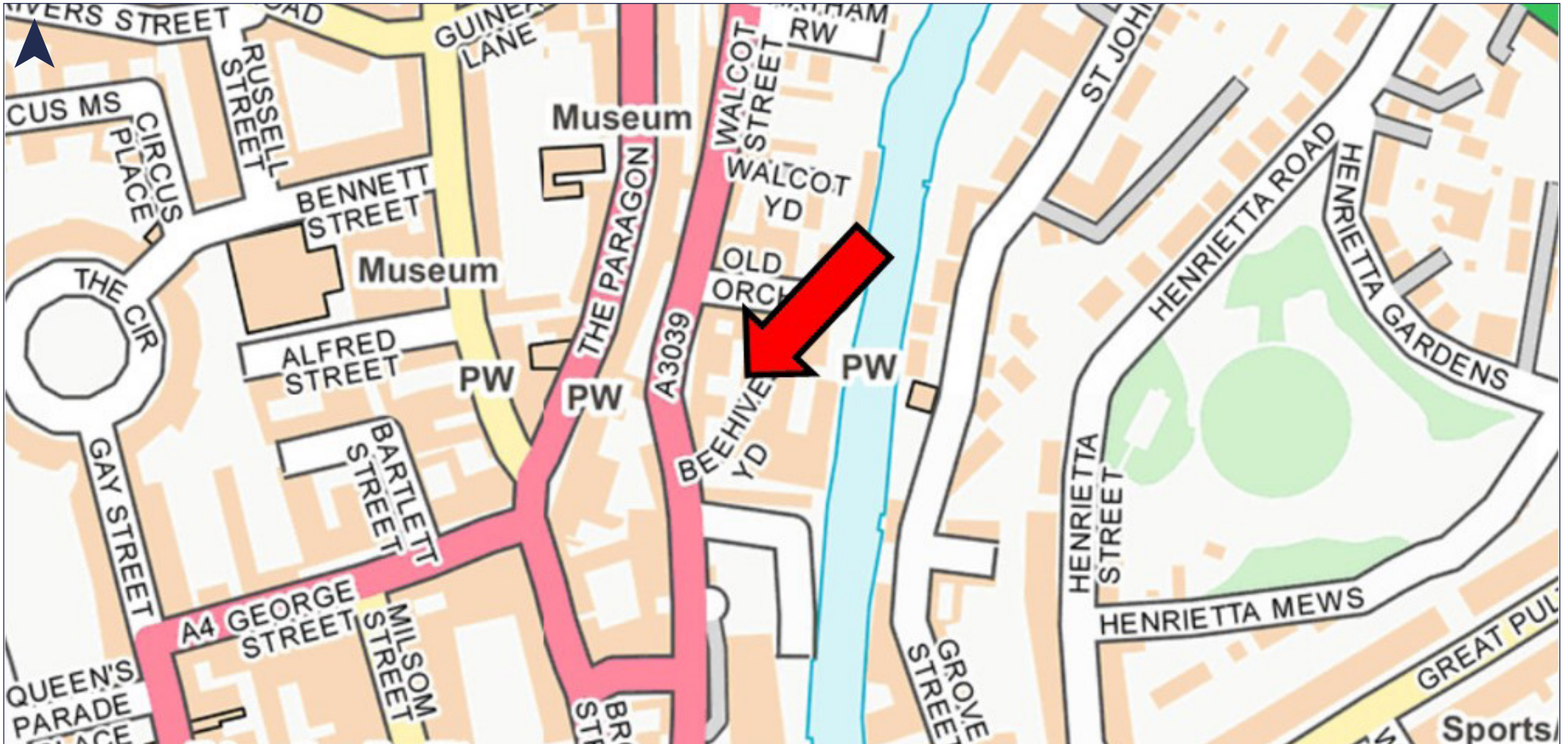
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**Important notice:** These Particulars do not constitute an offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and purchasers must satisfy themselves as to their accuracy. No person representing CSquared 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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