





## TO LET

Fully fitted cooking school, suitable for a range of occupiers

### LOCATION

Bath is a popular commercial centre attracting a wide range of businesses as well as being a renowned retailing and tourism destination, with annual visitor numbers exceeding 6.25 million (Visitor Impact Report, 2018), the city is also home to a residential population of over 108,326. Bath is also served by excellent transport routes connecting to Bristol Temple Meads (approximate travel time: 12 Minutes) and London Paddington (approximate travel time: 1 Hour 23 Minutes).

### SITUATION

Terrace Walk is a row of Georgian townhouses overlooking Parade Gardens in the center of Bath. Situated 350 meters from Bath Spa train station and 500 meters from both Southgate car park and Bath bus station. The premises are convenient to access via a range of transport options. A wide variety of food and beverage establishments can be found on the doorstep.

### PLANNING

The premises are currently being used as a cooking school under the planning class F.1 but would suit a range of Class E uses. We would advise that all interested parties make their own investigation with the local planning authority.

## DESCRIPTION

Situated on the first and second floors, the property overlooks Parade Gardens to the front and the Bath Abbey to the rear, the first and second-floor demise offers a well-presented space which is currently fitted out to be used as a cooking school, but would be suitable to a range of users, (within use class E). Inside, the property features large sash windows to both the front and rear of the property which allows excellent levels of natural light into the unit. 6 Terrace Walk features two w/c's situated on the second floor.

## ACCOMMODATION

The property benefits from the following Net Internal Floor Areas:-

First Floor - Office	58.06 Sq M	625 Sq Ft
Second Floor - Office	48.22 Sq M	519 Sq Ft
<b>Total</b>	<b>106.28 Sq M</b>	<b>1,144 Sq Ft</b>

All figures taken in accordance with IMPS 3, incorporating the Code of Measuring Practice 6th Edition





## TENURE

The premises are available to let by way of a new, effective FRI lease, by way of a service charge, at a commencing rent of £25,000 PA ex VAT.

## EPC

The property has an EPC of g1 D.

## RATING ASSESSMENT

Rateable Value	£19,750
UBR (23/24)	0.499
Rates Payable	£9,855.25

We recommend interested parties make their own enquiries with the Valuation Office.

## SERVICE CHARGE

The tenant will be expected to contribute to a fair and reasonable proportion of the landlord's costs to the upkeep, repair, and maintenance of the building, or those services used in common. Further details are available upon request.





## LEGAL COSTS

Each party is to be responsible for their own legal and professional fees incurred in any transaction.

## FOR FURTHER INFORMATION

For further information or to arrange a viewing please contact the sole agents at CSquared,

### Nathan Clark

M 07983 460 230

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

### Maddie Pyles

M 07950 765672

E maddie.pyles@cs-re.co.uk

### Emily Dagg

M 07398 637345

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



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

[www.cs-re.co.uk](http://www.cs-re.co.uk)

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