



Chartered Surveyors

6 Gay Street Bath BA1 2PH

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PRIME PROFESSIONAL OFFICES

1,343 sq ft (125m²)

NEW LEASE



GROUND & GARDEN LEVEL FLOORS

27 GAY STREET

BATH

www.derekwalker.com

These particulars are intended to give a fair description of the property but their accuracy is not guaranteed and they do not form part of an offer or contract.

- **Prestigious City Centre Offices**
- **Grade 1 Listed Georgian Terrace**
- **Rear Walled Garden + bike racks**
- **Fibre connection in place**
- **Redecorated throughout**
- **Open-plan Garden Level Extension**
- **Many Fine Period Features**
- **Own kitchens, 2 WCs and Shower**

Gay Street joins Queen Square to The Circus. This upper part of Gay Street was designed by John Wood in the 1750s and provides a mix of high value residential townhouses and professional offices.

No.27 has a graceful street frontage and impressive central staircase. In addition, the garden level benefits from a well-lit open-plan modern extension. The walled garden also has bicycle racks inside the gated rear access from Miles's Buildings.

GROUND FLOOR 509 sq ft 47.3m²

Front Office/Reception: 4.22m max x 4.36m

Rear Office/Board Room: 5.94m max x 4.39m

Kitchenette & WC: The offices have a connecting area behind the hallway and staircase, off which are these facilities.

GARDEN LEVEL 834 sq ft 77.5m²

Front Office: 5.31m x 4.37m with two large windows to the front area, kitchen sink unit in recess, and access to the under pavement storage vaults (included in the letting).

Rear Office: 5.17m max x 10m full depth with full width windows and glazed door to the garden.

WC & Shower: off the connecting passage.

BUSINESS RATES

Business rates payable in 2017-18 are £7,129.80 for the two floors together. (The ground floor Rateable Value is £8,600 and the garden level RV is £6,700.)

TERMS

The two floors are to let together on a new lease, full repairing by service charge, for a term of 5 or 10 years at a rent of **£32,250 + VAT** per annum.

VIEWING

By arrangement with the agents:
Derek Walker, Chartered Surveyors.
Ref: Hugh Warren. hwarren@derekwalker.co.uk

NOTE: We have not tested equipment or services. Applicants should make their own investigations into working order or suitability. Those wishing to inspect are advised to check availability in advance.

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