



Chartered Surveyors

6 Gay Street Bath BA1 2PH

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PRIME PROFESSIONAL OFFICES

550-1,600 sq ft (51-149m²)



**1ST, 2ND & 3RD 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**
- **Bike rack inside back gate**
- **Fibre connection available**
- **Many Fine Period Features**
- **Own kitchens, 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 now provides high value residential townhouses and professional offices.

No.27 has a fine street frontage and impressive central staircase. The outlook is over gardens to the rear.

FIRST FLOOR 554 sq ft 51.5m²

Front Office: 5.42m x 4.4m

Rear Office: 5.4m x 4.35m

Kitchenette & WC: these private facilities are in a connecting area behind the hallway and staircase.

SECOND FLOOR 548 sq ft 50.9m²

Front Office: 5.49m max x 4.4m

Rear Office: 5.46 x 4.33m

Kitchenette & WC: similar to the first floor

THIRD FLOOR 500 sq ft 46.4m²

Front Office (N): 2.66m x 3.64m (4.27 max)

Front Office/Kitchen (S): 2.73m x 3.64m (4.27 max)

Rear Office: 5.53m x 3.58m (4.2m max)

WC & Shower: off the 3rd floor landing

BUSINESS RATES

Business rates payable in 2021-22 are £10,229.50 for the 3 floors together. (The Rateable Value is £20,500) To be reassessed if let in parts, following which rates relief may be available.

TERMS

The offices are to let on a new lease(s), security of tenure excluded.

Terms are full repairing by way of service charge.

Rent £38,000+VAT per annum.

Rents for parts on application.

EPC: energy performance assessed at 89 in Band D.

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. To view our privacy policy visit www.derekwalker.com

27 Gay Street BA1 2PD

