

1st, 2nd & 3rd FLOORS 5 Princes Buildings, George Street,
BATH, BA1 2ED

TO LET



Location

George Street runs across the top of Milsom Street in Bath City centre with access to all local amenities. It is a busy and vibrant street with a variety of retail outlets and businesses operating successfully.

All measurements are approximate and measured in accordance with the relevant RICS Code of Measuring Practice

Accommodation

First floor approximately 64.85 square metres (698 square foot). Second floor approximately 55.56 square meters (597 square foot), contains a kitchen and small storage cupboard. Third floor approximately 56.39 square meters (607 square foot) All measurements are net internal. There are WC's on the second and third floors. The property is accessed via a common entrance off George Street.

Terms

The premises are offered on an internal repairing plus service charge lease.

The service charge is apportioned on a percentage floor area basis and charged separately to the rent. The landlord provides buildings insurance and the recharge is also apportioned on a floor area basis.

Rent

The Council are quoting a rent of £34,000 per annum exclusive.

Rates

As at 1st April 2023, the rateable value is £25,250.

Legal Costs

Each party to bear their own legal costs.

EPC

Rating 56 – Band C

Viewing & Further Information

Strictly by prior appointment with Kevin Smith

kevin_smith@bathnes.gov.uk 07977167181

SUBJECT TO CONTRACT

WWW.BATHNES.GOV.UK

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ⁱ This document can be made available in a range of community languages, large print, Braille, on tape, electronic and accessible formats from the contact details above.

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