

**CITY CENTRE STUDIO OFFICES
WITH 1 - 2 PARKING SPACES
800 sq ft (74m²)**



**ST MICHAEL'S YARD
88B WALCOT STREET
BATH**

- Open-plan + glazed inner office and meeting room
- Stone walled front courtyard with parking space
- A short level walk from the city centre shops
- Smart and bright single storey working space
- High quality 2007 conversion

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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.

St Michael's Yard is modern business space, very well laid out, in what is often called the artisan and creative area of Bath city centre.

The entrance is from Old Orchard, a short lane off the east side of Walcot Street next to the restaurant in the former St Michael's Church.

The offices are secluded behind a high courtyard wall with electric gate to the parking space. The north wall of the building is fully glazed. Part of the courtyard is used for external seating but could accommodate a small second car.

Open Plan Studio: 5.43m x 7.2m with four roof lights and wood strip floor throughout.

Inner Office: 3.27m x 3.94m with roof lights and folding glazed doors to the studio.

Rear Meeting Room: 3.26m x 3.39m with window and glazed door to a small yard space behind.

Along the passage to the meeting room and **WC** are ancillary workspace and **fitted kitchen** areas. There is gas-fired central heating.

BUSINESS RATES

For a business with no other premises, rates payable in 2022-23 are **£Nil**. (Rateable Value is £7,800; rates payable for those with other offices would be £3,892.20.)

TERMS

St Michael's Yard is to let on a new full repairing lease of negotiable length (minimum 3 years) excluding security of tenure, at **£26,000 + VAT per annum**.

EPC: Energy performance assessed at 63 in Band C.

VIEWING

By prior appointment only, through the agents:
Derek Walker, Chartered Surveyors.
Ref: Hugh Warren, hwarren@derekwalker.co.uk

NOTE: measured to IPMS3-Office. We have not tested any equipment or services. Applicants should arrange for their own investigations into working order or suitability. Those travelling to inspect are advised to check availability in advance. To view our privacy policy please visit www.derekwalker.com

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