



TO LET

Lombard House, 30, St James's Parade, Bath, BA1 1UJ

Colston & Colston
chartered surveyors

TO LET

Office Available in Central Grade II Listed Building

LOCATION

The affluent Roman city of Bath is a popular commercial centre attracting a wide range of businesses as well as being a renowned retailing and tourism destination. It has a residential population of over 80,000 and annual visitor numbers exceeding 4 million at the last Census. Bath is served by excellent transport routes, including frequent train services to Bristol and London Paddington.

SITUATION

The property is situated on St James's Parade in central Bath, which connects James St West with Dorchester Street and the A367, and is the main access route to Bath College and the Thermae Bath Spa. The premises are in close proximity to Bath Spa Railway station and Southgate Shopping. The immediate locality provides a range of occupiers, both national and independent, including The Forum Coffee House, McDonalds, Swinton Insurance and New Look.

DESCRIPTION

The property comprises self-contained office accommodation at first floor and ancillary space at basement level which could be used as a meeting room or for storage, with private access at ground floor. The premises have been recently refurbished to include newly fitted kitchen and WC facilities also at basement level.

ACCOMMODATION

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

| | | |
|--------------|-------------------|--------------------|
| First Floor | 265 Sq. Ft | 24.65 Sq. M |
| Basement | 227 Sq. Ft | 21.06 Sq. M |
| Total | 492 Sq. Ft | 45.71 Sq. M |

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

TENURE

Property to let by way of new year at a rent is £10,500 pa ex VAT. Full terms available on application to the sole agents.

EPC

To be reassessed.

RATING ASSESSMENT

| | |
|----------------|--------|
| Rateable Value | £4,450 |
| UBR (18/19) | .480 |
| Rates Payable | £0 |

LEGAL COSTS

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

EPC

Available upon request.



FOR FURTHER INFORMATION

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SUBJECT TO CONTRACT

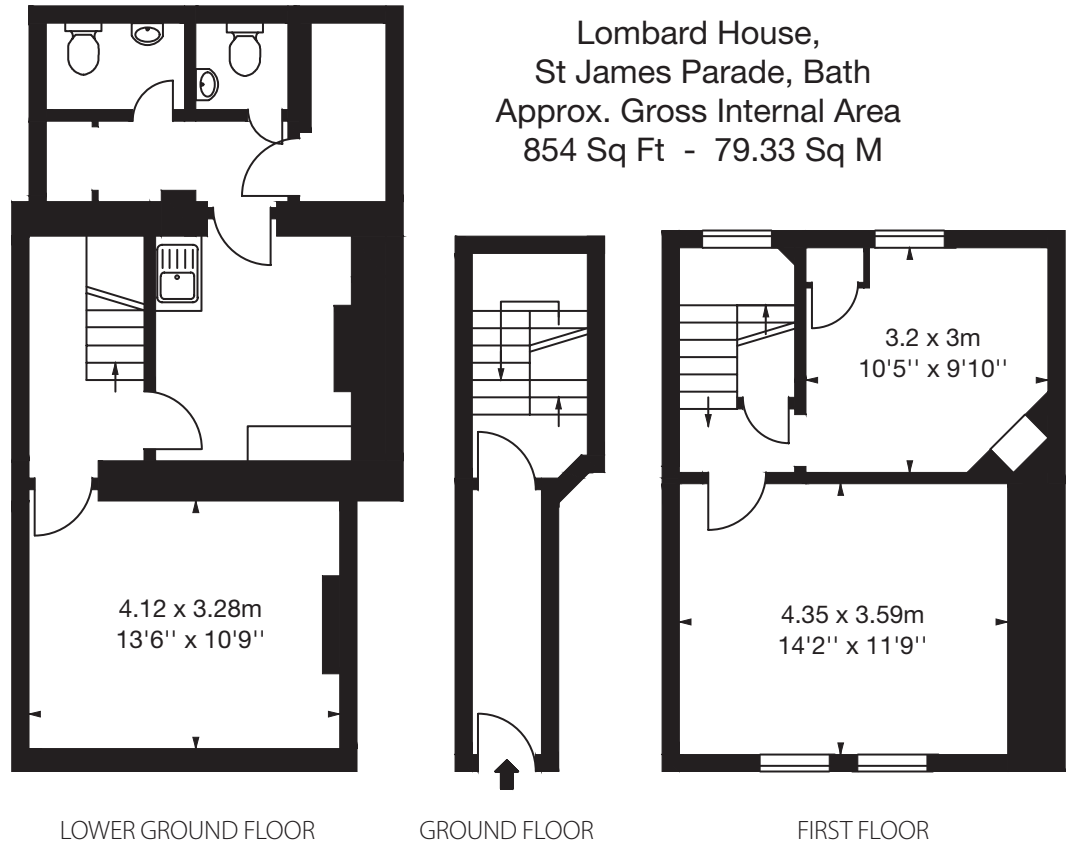
13-Mar-19

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