



To Let

Arch 4, Lower Bristol Road, Bath, BA2 1EP

Summary

- Unlined arch
- New Tenancy Agreement

**£3,200 per annum
exclusive**

CONTACT THE AGENT

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Plymouth Office

26 Lockyer Street, Plymouth, PL1 2QW

Location:

The property is situated on Lower Bristol Road (A36), the main access road between Bath and Bristol and to the west of Oldfield Park Station.

Description:

The property is a unlined arch situated within a row of 13. The unit is accessed via a metal pedestrian access door.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	sq m	sq ft
Total	42.4	456

Service charge:

A service charge is levied for the upkeep and maintenance of the common parts. Please enquire for further information.

Insurance:

The tenant is responsible for arranging their own buildings insurance on the property.

Services:

Interested parties should make their own enquiries.

EPC / MEES:

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Business rates:

Interested parties are advised to confirm the rating liability with Bath and North East Somerset Council.

Tenants may be eligible for Small Business Rates Relief if this is the only property they occupy and/or any other properties they occupy have a rateable value of less than £2,900 each. Qualifying ratepayers will pay no rates on properties with rateable values up to £12,000 with a tapered relief of between 100% and 0% for properties with rateable values between £12,001 and £15,000.

Terms:

Available on The Arch Co's standard Tenancy Agreement.

Legal fees:

Tenant to contribute £395.00 + VAT towards the landlords legal costs.

VAT:

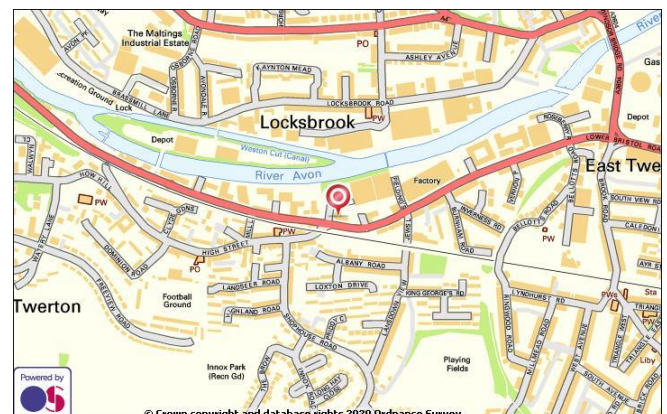
The property has been elected for VAT and therefore VAT will be charged on the rent.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



SUBJECT TO CONTRACT

Vickery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.leasebusinesspremise.co.uk for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the employment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property. Vickery Holman is subject to the Money Laundering Regulations 2017. Therefore the purchaser will be required to provide identification and proof of address prior to exchange. We will also undertake a credit check as part of this process.