



STIBBARD  
PROPERTY



### 12b George Street, Bath, Somerset, BA1 2EH

Conveniently placed Grade II listed offices in the centre of Bath that benefit from numerous period features. The property consists of three office rooms with a total area of 1,042 sq ft as well as a kitchen & WC. Bath, a UNESCO World Heritage city, benefits from a thriving city centre with significant footfall and passing traffic as well as a mainline railway station (direct to London Paddington). Bath is within easy reach of the M4 & M5 via the A46.

- 1,079 sq ft total area with 3.5m ceiling heights.
- Three office rooms, a kitchen and WC.
- Situated at the very centre of Bath.
- Services: Mains water, electricity, and drainage.
- Rateable value of £14,250. The property is eligible for small business rate relief.
- Property to let: £15,000 pa.
- Viewing by appointment; contact Andrew Stibbard on 07915 668232.

07915 668232 | AGS@STIBBARDPROPERTY.CO.UK  
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THESE PROPERTY PARTICULARS HAVE BEEN PRODUCED TO OFFER A GENERAL GUIDE TO THE PROPERTY. THE MEASUREMENTS ARE ACCURATE TO THREE INCHES. ANY PLANS ARE FOR IDENTIFICATION ONLY AND ARE NOT TO SCALE. SERVICES STATED ARE ASSUMED TO BE CONNECTED. STRUCTURAL AND LEGAL ADVICE SHOULD BE SOUGHT BEFORE COMMITTING TO ANY PURCHASE. STIBBARD PROPERTY LIMITED IS A PRIVATE LIMITED COMPANY REGISTERED IN ENGLAND AND WALES, COMPANY NO: 997648





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