

375 sq ft (35m²)

PRIME OFFICE TO LET



**FRONT LOWER GROUND FLOOR
26 QUEEN SQUARE
BATH**

- **In the centre of Bath's professional office area**
- **Large office with own front entrance**
- **Prominent Grade I Listed Building**
- **Gas central-heating**

www.derekwalker.com



BA1 2HX

Queen Square is Bath's premier office address. The city centre's main shopping streets are close by to the east and Charlotte Street, with the main public car park, is off the NW corner of the square. There is also some metered parking around Queen Square and in Royal Victoria Park.

No.26 is in the grand John Wood the Elder terrace on the north side.

The building has a fine entrance hall. The Lower Ground tenant can use the main entrance and inside stairs, or have direct access from Queen Square via the external steps from the pavement and arched lobby.

Office: 7.38m max x 5.14m with alcove cupboards and two good sash windows to the front.

Use of the WC on this floor is shared, along with the kitchen at the rear of the stairs on the ground floor.

BUSINESS RATES

Rates payable in 2020-21 are **£Nil** if these are the tenant's only business premises, or £2,544.90 otherwise. (The rateable value of the lower ground floor is £5,100.)

TERMS

The office is to let initially up to June 2023, security of tenure excluded, or for a longer term with a mutual break option at that point.

Rent: £9,000 + VAT per annum.

Tenants are responsible for interior repair and decoration and for a fair proportion of the landlord's costs of maintenance and servicing of the whole of the building, common parts and facilities, and for a percentage of the building insurance premium and utilities.

EPC: Energy Performance rated 98 in Band D.

VIEWING

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

NOTE: We have not tested any equipment or services. Applicants should arrange for their own investigations into working order or suitability. Those wishing to inspect are advised to check availability before travelling from a distance.