



Chartered Surveyors

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**CITY CENTRE – FOR SALE
COMPLETE GEORGIAN BUILDING
2,800 sq ft (260 m²) OFFICES**



**KINGSTON HOUSE
PIERREPONT STREET, BATH**

£950,000 FREEHOLD

www.derekwalker.com

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.

Pierrepont Street is in the commercial centre of the city, linking the area around Bath Abbey with the railway station, a short walk to the south. Close by are the main shopping streets and the SouthGate shopping centre. The nearest public car parks are beneath SouthGate and opposite Kingston House off Manvers Street.

The building is Grade II Listed and part of a Georgian terrace on the west side of Pierrepont Street dating from around 1808. The corner building next to it is residential. Kingston House has been in office use throughout for many years.

From the front windows are fine views along South Parade to St John's Church and the hills beyond. At the rear is a level and largely paved walled garden.

Ground Floor: (55m² – 593 sq ft)
Front and rear offices + kitchen off the rear hallway.

First Floor: (56m² – 608 sq ft)
Full width front office, centre office and rear office.
Men's and Ladies' WCs off staircase landing.

Second Floor: (63m² – 680 sq ft)
Full width front office with wide opening to centre section and full width rear office.

Third Floor: (35m² – 373 sq ft)
Two front offices, rear kitchen, WC/shower room.

Lower Ground Floor: (51m² – 546 sq ft)
Front and centre offices. Rear office with door to the garden. The suite has its own kitchen and WC
The front office has a door to the front area with steps up to the street railings gate.
2 under pavement storage vaults.

Total Gross Internal Area: 360m² – 3,875 sq ft
(excluding vaults)

Net Office Accommodation: 260m² – 2,800 sq ft

BUSINESS RATES

5 rating assessments with a total rateable value of £35,950. 4 of the suites are below the threshold for payment of rates (where they are the respective occupiers' only business premises).

PRICE

Kingston House is for sale with vacant possession at **£950,000** (VAT is not payable)

EPC: Energy performance rated at 116 in Band E.

VIEWING

By appointment with the agents Derek Walker, Chartered Surveyors. Ref: Hugh Warren
hwarren@derekwalker.co.uk 01225 448944

NOTE: 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 **Kingston House BA1 1LA**

