

FREEHOLD FOR SALE: £635,000
4 STOREY OFFICES + 6 PARKING SPACES



KELSO VILLA
UPPER BRISTOL ROAD, BATH

- 1,990 sq ft (185m²) net offices (2,700 sq ft GIA)
- Just over half a mile west of Bath city centre
- Grade II Listed former house converted in 1989
- 2 connecting rooms per floor, open-plan top office
- Gas central heating, security alarm, fibre available
- 2 floors tenanted on short security excluded leases.

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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.

Kelso Villa is on the A4 Upper Bristol Road, just over half a mile west of Bath city centre, before the Windsor Bridge A4-A36 link. Gates open into the Kelso Place estate which comprises several office buildings, each with their allocated courtyard parking spaces.

Kelso Villa is an early 19th century Listed Bath stone building, once the house of the Gas & Light Coke Company manager. The neighbouring buildings were the company offices, boiler house and workshops. All were refurbished and converted to offices in 1988-9.

For several years each floor has been let separately. The upper two floors are currently tenanted on security of tenure excluded leases.

GROUND FLOOR (from courtyard, lower ground from street level): external ramp to entrance lobby, with cupboard and door to office suite: 2 rooms with demountable partition. Accessible WC.

FIRST FLOOR (Upper Bristol Road street level): Front door to hallway and fine staircase. Separate doors to front and rear offices, which are connected by glazed double doors. Room dimensions are approx. 4.75m x 4.44m and 4.75m x 4.19m.

SECOND FLOOR – similar to the first floor but with its own lobby from the stairs.

THIRD FLOOR: Open-plan office 9.31m x 4.78m. Also on this floor are a WC and a shared kitchen.

BUSINESS RATES

Each floor is separately rated. (The total Rateable Value for the whole building is £26,080)

EPC: energy performance assessed at 38 in Band "B".

PRICE

Freehold for sale at £635,000 (no VAT).

Each of the buildings in Kelso Place is responsible for a fixed share of the Kelso Place Management expenses covering the estate's boundary walls, railings, gates, courtyard, bin enclosure and planting.

VIEWING

By prior appointment only, through the agents:

Derek Walker, Chartered Surveyors.

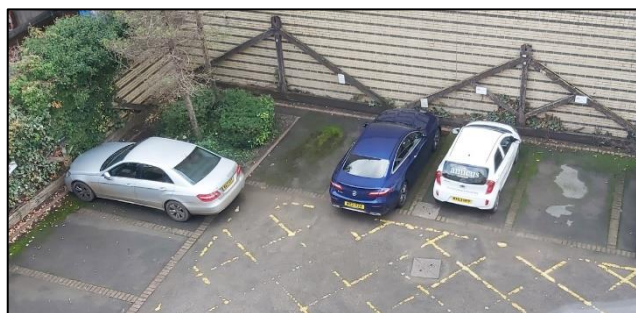
Ref: Hugh Warren, hwarren@derekwalker.co.uk

NOTE: Measured to IPMS 3.2 – Office. We have not tested any equipment or services. Applicants should arrange for their own investigations into working order or suitability. Those travelling from a distance to inspect are advised to check availability in advance. For our privacy policy see our website www.derekwalker.com

Kelso Villa BA1 3AU



South Entrance from courtyard side



6 spaces for Kelso Villa



Stone staircase



TENANCIES

The 2nd floor is let to Amicus Homecare Ltd until September 2025 at **£8,750** per annum plus a fixed service rent to cover utilities, common parts maintenance, building insurance and estate charge. Security of tenure is excluded. The tenant has 2 car spaces. Either party may give at least 2 months' notice to end the lease at any time.

The 3rd floor is let to Miaris Group Ltd until 18 February 2025 at **£9,400** per annum plus £3,960pa fixed service rent. Security of tenure is excluded. The tenant has 2 car spaces.

