



Chartered Surveyors

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COMPLETE BUILDING TO LET
3,990 sq ft (370m²)
(OR FLOORS FROM 555 sq ft)
OFFICES WITH PRIVATE CAR PARKING



26 QUEEN SQUARE, BATH

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.

Queen Square is a prime Bath city centre office location. The main shopping streets are nearby to the east and Bath Spa station 10-15 minutes' walk down through the shopping area.

Victoria Park is immediately off the road behind No.26 and the large Charlotte Street car park is only a few minutes' walk away. No.26 is part of John Wood I's 300 year old grand Georgian "Palace" terrace filling the north side of the square and is Grade I Listed.

The offices have front and rear entrances and a private car park. This has room for 5 cars independently or 7 if double parking. Also to the rear is a two story residential unit "26A" that can be rented with the offices.

FLOOR AREAS	Sq ft	m ²
Third Floor	726	67.4
Area under 1.5m height	42	3.9
Second Floor	787	73.1
First Floor	806	74.9
Ground Floor	663	61.6
Lower Ground Floor	555	51.6
"Flat 26A"	410	38.1
TOTAL	3,989	370.6

GROUND FLOOR

**Entrance Hall; Open-Plan Main Office; Rear Office
Kitchen/Tea Point & WC**

FIRST FLOOR

**Full Width Front Office; Centre Office; Rear Office
WC off the staircase landing**

SECOND FLOOR

**Front Office with double doors to Centre Office;
Rear Office**

THIRD FLOOR

**4 Office Rooms
Kitchen & WC**

LOWER GROUND FLOOR

Front Office and Office/Store

There is also separate access available from the front pavement steps and courtyard.

WC and ancillary service areas.

26A FLAT

**Ground Floor Living Room & Kitchen
First Floor Bedroom; WC/Shower Room.**

LEASE TERMS

The whole office building, including the rear flat 26A and car park, is to let on a full repairing lease for a term to be agreed.

Rent: £95,000 + VAT per annum

Offers will also be considered for leases of individual floors or combinations of floors.

LOCAL TAXATION

Business Rates Payable in 2024-25 are £39,148.20, (based on the total of the 5 floors' rateable values of £71,700.)

The "flat" called 26A at the rear is assessed for Council Tax in Band C.

EPC: Energy performance to be re-assessed after installation of new heating boiler.

VIEWING

By prior appointment only, through the agents:
Derek Walker, Chartered Surveyors.

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

& Carter Jonas, Philip.Marshall@carterjonas.co.uk

NOTE: measured to IPMS3.2-Office. 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 our website www.derekwalker.com

26 Queen Square BA1 2HX



First Floor Front Office



Ground Floor Main Office



Front Outlook over Queen Square



Rear Outlook to Gay Street and Private Car Parking



Rear Flat "26A"

