

**TO LET**

**Carter Jonas**



**14 Queen Square  
(First Floor)  
Bath  
BA1 2HN**

**Prime Bath City Centre First Floor Offices**

**Approximately 415 Sq Ft (39 Sq M)**

- Prime Central
- Grade I Listed
- 2 Room Suite

## LOCATION

The property is situated on the western side of Queen Square in a prominent position on the corner within Bath city centre, next to Chapel Row. The offices are within a 15 minute walk of Bath Spa railway station, the Southgate Shopping Centre and a variety of restaurants, bars and amenities within the city centre.

Bath Spa train station has direct trains to both Bristol (circa 12 minutes) and London Paddington (circa 1 hour 30 minutes). Bath enjoys good road links to Bristol via the A4, the south coast via the A36 and the M4 Motorway (Junction 18).

## ANTI-MONEY LAUNDERING CHECKS

From May 2025, The Office of Financial Sanction Implementation (OFSI) requires Carter Jonas to carry out AML checks on all tenants, guarantors and purchasers of commercial property. Where deals are agreed, the relevant parties will be emailed with a link to cover this requirement. Alternatively, Carter Jonas will require photo identification (passport or driving licence) and proof of home address (e.g.—recent utility bill) so the required checks can be undertaken.

## FURTHER INFORMATION

Should you require further information please contact:

**carterjonas.co.uk**

5&6 Wood Street, Bath, BA1 2JQ

## DESCRIPTION

The property comprises a end terrace extending to five storeys . All floors are occupied by separate businesses. WC's are shared between the occupiers and are off the main hallway, along with a kitchen and shower. Further WCs are within the common parts.

The subject premises comprises a first floor office at the front of the property.

## ACCOMMODATION

The premises extend to the following approximate Net Internal Areas:

Approximately 415 Sq Ft or 39 M Sq.

## TERMS

The property is available by way of new lease on internal repairing and insuring terms, the term of years to be agreed. Costs to the structure are covered by the Landlord.

A service charge covers the cost of heating, lighting, and cleaning the common parts and external decoration together with insurance of the structure. These costs are shared by occupiers on a percentage basis.

## RENTAL

£10,000 per annum, exclusive.

## EPC

An Energy Performance Certificate will be made available on request.

## RATES

These will be nil for a tenant having no other business premises. (If you do have other premises we can provide a business rates estimate.)

## VAT

All figures exclude VAT where applicable.

## VIEWINGS

All viewings should be made through the sole agents, **Carter Jonas 01225 747 260**.

## SUBJECT TO CONTRACT

**Aerin Thomas**

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## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

**Carter Jonas**