

# TO LET—LOWER GROUND FLOOR

Carter Jonas



**Kelso Villa**  
Upper Bristol Road  
Bath  
BA1 3AU

**Bath City Centre Offices**  
  
468 Sq Ft (43.45 Sq M)

- City centre location
- Parking on site (one space per floor)
- To Let (Freehold Sale may be considered)

## LOCATION

Bath is a city of international reputation, located approximately 100 miles west of London and 13 miles east of Bristol. It is set within a landscape and built environment of the highest quality, with a residential population of over 90,000 and annual visitor numbers exceeding 4 million at the last Census. Bath is served by excellent transport routes, including frequent train services to Bristol (c. 12 minutes) and London Paddington (c.90 minutes). Kelso Villa fronts and is situated on the A4, Upper Bristol Road around half a mile west from the city centre and just beyond Royal Victoria Park. The access is through a gated entrance leading to the rear of the property where allocated parking is available.

## DESCRIPTION

Kelso Villa is Listed Grade II being the former house of the Gas Lighting and Light Coke Company manager. It has been used as offices for many years and sits within a development of other offices within a courtyard setting. Six parking spaces are with the building and one space is available per floor on any letting.

- Gas CH / Security Alarm / Fibre Available

## FURTHER INFORMATION

Should you require further information please contact:

[carterjonas.co.uk](http://carterjonas.co.uk)

## IMPORTANT INFORMATION

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## ACCOMMODATION

The premises extend to the following approximate

Property	Sq M	Sq Ft
Lower Floor	43.45	468
Total	43.45	468
<b>Total (ALL FLOORS)</b>	<b>185</b>	<b>2,700</b>

## RENT

£9,400 per annum, exclusive for each floor. One parking space is available for each floor.

## BUSINESS RATES

To be reassessed.

## VAT

The property is not currently elected for VAT.

## EPC

EPC has been assessed as B.

## TERMS

The floors are available by way of new leases on terms by negotiation. The lease is to be excluded from the security of protection provisions of the Landlord & Tenant Act 1954.

Alternatively Freehold offers will be considered at £700,000, subject to existing tenancies. (Details available on request).

## VIEWINGS

All viewings should be made through the sole agents, Carter Jonas 01225 747260

**SUBJECT TO CONTRACT**

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