



**Lower Ground Floor**  
**26 Queen Square**  
**Bath**  
**BA1 2HX**

**Offices To Let**  
**555 sq ft (51.6 m2)**

- **City Centre Prime Location**
- **Self Contained with own entrance.**
- **Courtyard Garden**





## LOCATION

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 property is situated on the Northern side of Queen Square in a prominent, central position.

Bath is a UNESCO World Heritage City of international repute with an approximate population of 94,092 (Census 2021). The city is a regional hub for retail and leisure and is one of the United Kingdom's most visited cities in terms of tourist numbers; with two universities and an established business community.

## DESCRIPTION

The offices are accessed via a separate staircase into the courtyard garden and then through its own front door into the suite. The offices comprise two rooms, one at the front with good daylight; the other at the rear. WC's are self contained at the same level.





## ACCOMMODATION

The premises extend to the following approximate floor areas measured to IPMS3.2-Office .

|                    | Sq M | Sq Ft |
|--------------------|------|-------|
| Lower ground floor | 51.6 | 555   |

## RENT

£10,000 per annum.

## VAT

VAT will be payable on the rent.

## VIEWINGS

All viewings should be made through Sole Agents  
Carter Jonas 01225 747260

## BUSINESS RATES

Rateable Value £7,000

Rates Payable - £2,674 (Small business relief may be available)

## TERMS

The property is available by way of new lease for a term of years to be agreed.

## EPC

An EPC is available on request.



## FURTHER INFORMATION

Should you require further information please contact:

**carterjonas.co.uk**

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## IMPORTANT INFORMATION

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SUBJECT TO CONTRACT