



18 KINGSMEAD SQUARE, BATH, BA1 2AE
TOTAL SPACE - APPROXIMATELY 1,249 SQFT (116.04 SQM)

LOCATION

Kingsmead Square is an attractive location within the heart of Bath providing good access to the Theatre Royal and the city's core retail zone. The square has a mixture of retailers, restaurants and café operators including Boston Tea Party, Kingsmead Kitchen, The Society Café, Yum Yum Thai, Swoon, Dough Pizzeria and also a number of office tenants. Car parking is available at a number of sites nearby, including the Avon Street Car Park and the Kingsmead Car Park. The Kingsmead Leisure complex is also within close proximity and holds the Odeon cinema, Premier Inn and JD Weatherspoon's.

DESCRIPTION

The property is arranged over basement, ground, first, second and third floors. The ground floor is open plan with dual frontage onto Kingsmead Square and Monmouth Street. The upper floors consist of office / ancillary accommodation and have scope to be accessed separately from Monmouth Street.

The premises is stripped from the previous tenants fixtures and fittings and ready for occupation. The space is mainly open plan and has the option to be used for a variety of uses although extraction will be difficult to install due to the configuration.

TENURE

The premises are available by way of a new lease on terms to be agreed on a full repairing and insuring Lease.

FLOOR PLANS

Floor plans will be made available to interested parties on request.

RENT

£25,000 per annum , subject to contract.

VAT

All figures are exclusive of VAT, if applicable.

ACCOMMODATION

Property (NIA)	M ²	Ft ²
Basement	13.94	150
Ground Floor Sales	33.63	362
First Floor Office / Ancillary	16.35	176
Second Floor Office / Ancillary	28.43	306
Third Floor Office / Ancillary	29.69	255
Total	116.04	1,249

BUSINESS RATES

Current Rateable Value: £12,500

ENERGY PERFORMANCE CERTIFICATE

The EPC will be made available to interested parties on application.

VIEWINGS

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

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