



## 44 Bath Hill

Keynsham, Bristol, BS31 1HG

£5,000 Per Annum



The premises comprise first and second floor office suites consisting of rooms on the upper floors of a prominent Victorian building set on Bath Hill close to the Town Centre and with the main room overlooking Memorial Park. The rooms have electric heating with shared kitchen and wc facilities.

The property is well placed for access to the Town Centre, Memorial Park, local car parks and the railway station which is but a short distance away through the park.

In fuller detail the accommodation comprises



## COMMUNAL GROUND FLOOR ENTRANCE HALL & STAIRCASE LEADING TO

### FIRST FLOOR

OFFICE SUITE 15'6" x 18'3" (4.73m x 5.58m)  
26 sqm (280 sqft) Double glazed window to front aspect overlooking the park. Night Storage heater.

### SECOND FLOOR

OFFICE  
36.5 sqm (393sqft) With sloping roof lines in two main areas. This office will be redecorated and carpeted at the Landlords expense. Wall mounted electric heaters are to be installed.

### SHARED KITCHEN & WC

### RENTAL

The first floor suite is available at £5000 per year, the second floor is £6,000 per year. They are available together or separately. These rents are exclusive of rates and other outgoings.

### ADDITIONAL CHARGES

In addition to the rental there is the shared cost of electric to communal areas and a share of buildings insurance.

### TERMS

To let on a new 3 year lease on internal repairing terms.

### ENERGY PERFORMANCE CERTIFICATE

Awaited

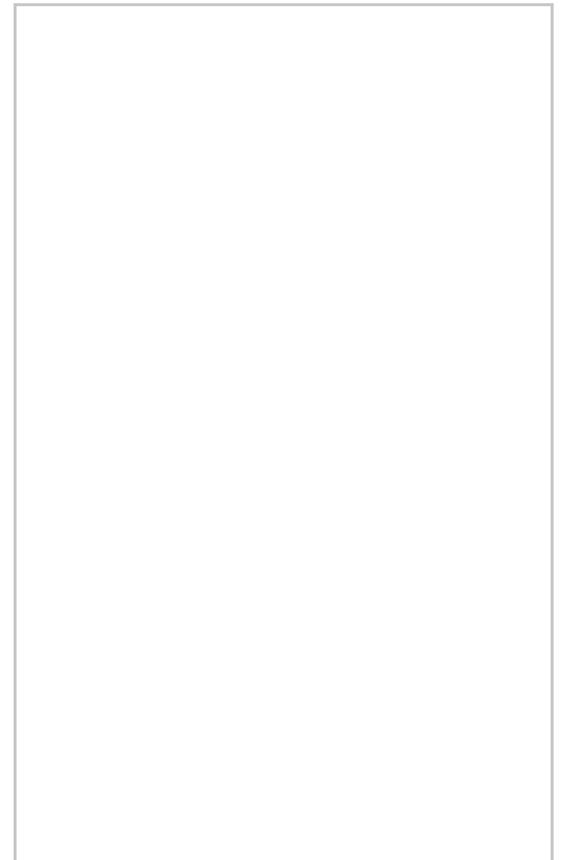
### OUTGOINGS

From inspection of the VOA website the Rateable Value for the first floor is £4,700 with effect from April 2026. The first floor office has a Rateable Value of £4,600 with effect from April 2026. However, if these are your only business premises, Small business rate relief will apply and no rates are payable.

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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1 High Street, Keynsham, Bristol, BS31 1DP

Tel: 0117 9868300 Email: [lettings@daviesandway.com](mailto:lettings@daviesandway.com) <https://www.daviesandway.com>