



**Stedon House**  
**1 Kingston Square**  
**Bradford on Avon**  
**Wiltshire**  
**BA15 1FH**

**Long Leasehold Office/Commercial Premises**

**NIA 117.57 sq m / 1,265 sq ft**

- **Of interest to investors and owner occupiers**
- **Town Centre Location**
- **Modern commercial premises with parking**



## LOCATION

The property is located within the centre of Bradford on Avon. It forms part of the Kingston Mill development accessed off Market Street. Nearby occupiers include independent retailers, professional service providers, restaurants and public houses. There is allocated and visitor parking adjacent with pay and display car parks close by within the town.

Bradford on Avon is a Wiltshire market town with a resident population of approximately 10,000 but with a wider catchment from the surrounding villages. The town is a popular tourist destination, due to a high proportion of historic buildings including a Saxon church and a medieval Tythe barn. It is well situated regionally, offering good road and rail communications to Trowbridge (5km), Bath (13km) and Bristol (30km to the north-west). Junction 17 of the M4 is c.25km to the north. The towns railway station is a short walk away.

## DESCRIPTION

The property comprises one half of the ground floor on the Block known as Building Q within the Kingston Mills development. The property is a mixed use block with commercial use on the ground floor and self-contained residential flats on ground and first floors. Kingston Square is adjacent to Lambs Yard the main retail location within the Kingston Mills development and situated opposite the block fronting the River Avon which has a number of restaurant uses.

The property comprises open plan office space, kitchen and WC. It is fitted to a good modern specification. The property has a wall mounted air conditioning cassette with wall mounted electric heating. Lighting is via a mix of recessed spots and wall mounted display lighting. Windows are full height timber double glazed units with fitted blinds

The property benefits from 1 allocated parking space with a further 6 spaces available on a "first come" basis.

## PRICE

£270,000

## VAT

All figures are exclusive of VAT, if applicable.

## BUSINESS RATES

Current Rateable Value: £25,750

Current Rate in the £ (2023/24): 0.493

This is an estimate only and takes no account of possible transitional adjustment.

## ACCOMMODATION

The premises extend to the following approximate Net Internal Areas, measured in accordance with the RICS Code of Measuring Practice 6th Edition.

Ground Floor	Sq M	Sq Ft
Office	98.58	1,061
Kitchen	18.99	204
WC		
<b>Total NIA</b>	<b>117.57</b>	<b>1,265</b>

## 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.

## TENURE

The property is held on a 999 year lease from 01 January 2010.

Premises currently leased to Career Directed Solutions Limited till 29 January 2025 at a rental of £19,600 per annum. Lease is outside the Act.

## VIEWINGS

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

## EPC

Energy Performance Asset Rating— C [58], expires 04 October 2032. The Certificate can be made available to interested parties upon application.

## FURTHER INFORMATION

If you wish to arrange a viewing or require any further information please contact:

**Colin Scragg**

**Partner**

Colin.Scragg@carterjonas.co.uk

01225 747268 07974 399432

St. Catherine's Court, Berkeley Place, Bristol  
BS8 1BQ

**SUBJECT TO CONTRACT**

# Carter Jonas



## FURTHER INFORMATION

Should you require further information please contact:

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

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>Tel 01225 747268 / 07974 399432

>Email [colin.scragg@carterjonas.co.uk](mailto:colin.scragg@carterjonas.co.uk)

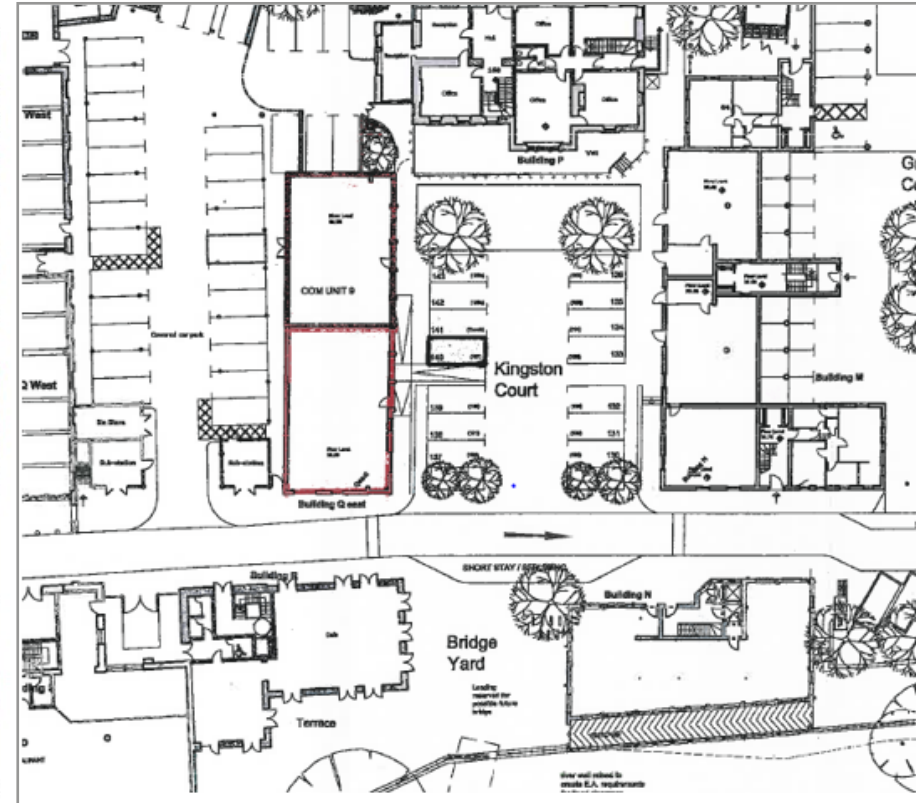
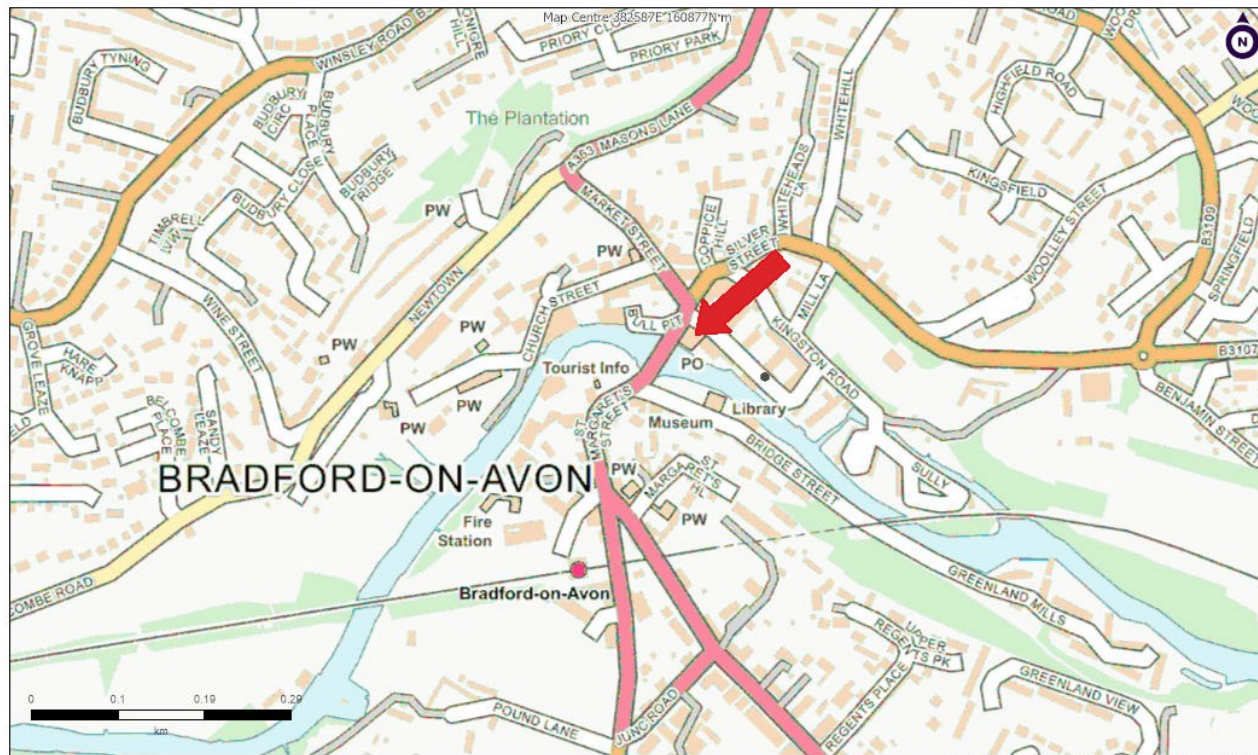
St. Catherine's Court, Berkeley Place, Bristol BS8 1AQ.

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