



TO LET

- High Street First Floor Office
- 1580ft² of Commercial Space
- Rear parking for 2 cars
- Well accessed off of the High Street
- Ample public parking within the locality

42B High Street

Keynsham, Bristol BS31 1DX

£17,000 per annum plus VAT

The opportunity to rent a well proportioned first floor commercial space extending to approximately 1580ft² offering a well located and accessed position in the centre of Keynsham High Street.

DESCRIPTION

42B High Street is a first-floor office extending approximately to 1580ft² situated within the main retail parade on Keynsham High Street. The property is well proportioned and offers flexible, light and airy accommodation suitable for a variety of uses. The accommodation comprises of the following: a large open plan office, smaller store/meeting room, a small individual/directors office along with a rear corridor cloakroom area leading to two WC's and a fully fitted kitchen. Allocated parking for 3 cars, is to the rear of the property, with additional parking in a large public car park to the rear. The property is accessed via an internal stair case, through a pedestrian door directly off of the High Street.

LOCATION

The property is located on Keynsham High Street benefitting from a prominent commercial position, high footfall and easy access. The property is well situated to local amenities and transport links with good access to Bristol City Centre (7.7miles) and Bath City Centre (8.3 miles), via the A4 (2.5 miles) and M4 J18 (12miles).

SERVICES

The unit benefits from mains water, drainage, electrical service connections. The premises benefits from two way air-conditioning and Cat-5 cabling throughout.

TERMS OF TENANCY

The tenancy will be written under the statute of the Landlord and Tenant Act 1954 excluding the renewal provisions contained within s24 to s28 of the same.

Ideally the Tenancy term will be for 5 -10 years with the opportunity of a Break Clause, if desired. The Landlord will be responsible for external repairs and the structural insurance, the premium of which will be recoverable from the Tenant. The Tenant will be responsible for internal repairs along with all outgoing including but not limited to water, drainage, electric, business rates and the units apportioned share of the estate maintenance charge.

DEPOSIT

A deposit of a minimum of 2 calendar months will be requested from the Tenant prior to entry. This will be returned minus any appropriate deductions at the cessation of the Tenancy.

BUSINESS RATES

The premises has a current rateable value of £16,500.

SETUP FEE

The tenant will contribute £500 (plus VAT) toward the preparation of the Tenancy Agreement and a Record of Condition with regards to the tenancy.

LOCAL AUTHORITY

Council: Bath and North East Somerset Council
Tel: 01225 477000

VIEWING

Strictly by appointment with the Agents: David James, tel 01453 843 720.

Ref: _____ Date:10/4/2026



PLANS AND PARTICULARS Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for such error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective applicant. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Both plan and particulars are believed to be correct. They do not constitute any part of any offer or contract and any intending applicants must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. All such statements are made without responsibility on the part of David James or the landlord. Applicants must satisfy themselves that they are happy to put forward an offer once they have made their own enquiries as to any planning applications or flight paths and satisfied their personal requirements. David James do not accept any responsibility for act of omission.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.