



12A PRINCES STREET, BATH, BA1 1HL

TOTAL SALES SPACE – APPROXIMATELY 235 SQFT (21.83 SQM)

LOCATION

Princes Street is a centrally located street in the heart of Bath, just a short walk from the city's main shopping areas, historic attractions, and transport links. Situated within Bath's UNESCO World Heritage city centre, it provides convenient access to landmarks such as Bath Abbey, the Roman Baths, and the Thermae Bath Spa. The street is also close to a variety of independent shops, cafés, restaurants, and cultural venues, making it an attractive location for both residents and visitors. Bath Spa railway station is within easy walking distance, offering regular services to Bristol, London, and the South West, while nearby bus routes provide excellent local and regional connections.

DESCRIPTION

The Grade II Listed property comprises ground floor open plan sales space with W/C facilities and additional ancillary space located in the basement. The property benefits from a traditional wooden shopfront facing onto Princes Street.

There is a one bedroom flat on the first and second floors which could be made available by way of separate negotiation.

TENURE

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

RENT

£16,000 per annum exclusive, subject to contract.

VAT

All figures are exclusive of VAT, if applicable.

BUSINESS RATES

Current Rateable Value: To be reassessed

ACCOMMODATION

Property (NIA)	M ²	Ft ²
Ground Floor Sales	21.83	235
Basement Ancillary	12.54	135
Vaults Ancillary	7.99	86
Total	42.36	456

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.

ANTI-MONEY LAUNDERING CHECKS (AML)

From May 2025, The Office of Financial Sanction Implementation (OFSI) requires Carter Jonas to carry out AML checks on all tenants, guarantors and purchasers of commercial property. Where deals are agreed, the relevant parties will be emailed with a link to cover this requirement. Alternatively, Carter Jonas will require photo identification (passport or driving licence) and proof of home address (e.g—recent utility bill) so the required checks can be undertaken.

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IMPORTANT INFORMATION

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