



## UNIT 3, SPRING WHARF, THE GRAIN STORE, BATH, BA2 3GS

### TOTAL SALES SPACE – APPROXIMATELY 2,171 SQFT (201.69 SQM)

#### LOCATION

Spring Wharf occupies a highly prominent and accessible location at the junction of Lower Bristol and Windsor Bridge Road on the western side of Bath city centre. The site also has the benefit of frontage to the River Avon, offers excellent accessibility via a wide range of transport links into the city and the wider urban area. The site is within easy walking distance of Oldfield Park Railway Station, Bath Spa Railway Station is just a 25 minute walk and a number of bus services linking to the city centre and surrounding areas. Spring Wharf sits adjacent the Bristol and Bath cycle path and nearby to the Two Tunnels Greenway.

Spring Wharf is a new mixed-use urban regeneration scheme enjoying a high impact location within Bath's Enterprise Zone. This well connected scheme comprises one to three high quality retail and leisure units, up to 5,000 sq m of headquarter office space and 171 purpose built, high-end rental apartments. The prominent retail and leisure units benefit from parking, dual aspect entrances and a dedicated loading bay.

#### DESCRIPTION

Unit 3, currently trading as Scoop Wholefoods will be available from November 2024. The premises is arranged over ground floor only and consist of open plan sales area with separate W/C and staff facilities.

The unit is perfectly suited for a mixture of uses, from local independents to national retailers. It could comprise of a supermarket, café, bar, fashion retail or restaurant that would cater not only for the residents of Spring Wharf, but also the densely populated surrounding areas. In addition to the scheme itself, over 2,500 high quality new homes are being or have

recently been built around this site making this area a great opportunity for potential occupiers in a prime destination. Unit 3 has dual access out to the car parking area and neighbours which include Trek Bikes and Pure Gym.

#### TENURE

The premises are available by way of a new effective full repairing and insuring Lease, subject to a service charge.

#### ACCOMMODATION

Property (NIA)	M <sup>2</sup>	Ft <sup>2</sup>
Ground Floor Sales	201.69	2,171
<b>Total</b>	<b>201.69</b>	<b>2,171</b>

#### RENT

£60,000 per annum inclusive of service charge, subject to contract.

#### VAT

All figures are exclusive of VAT, if applicable.

#### BUSINESS RATES

Current Rateable Value: £23,250

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

#### 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.

#### CONTACT :

##### Tim Brooksbank MRICS

01225 747266 | 07880 201742

tim.brooksbank@carterjonas.co.uk

##### Mathilda Stowey

0117 403 9982 | 07787 282553

mathilda.stowey@carterjonas.co.uk

Carter Jonas LLP

5 & 6 Wood Street, Bath, BA1

2JQ |

carterjonas.co.uk/commercial

#### IMPORTANT INFORMATION

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