



16 NORTHUMBERLAND PLACE, BATH, BA1 5AR
TOTAL GROUND FLOOR SALES - APPROXIMATELY 182 SQFT (16.93 SQM)

LOCATION

The property is situated on the pedestrianised Northumberland Place which connects High Street, Union Street and Union Passage together. Northumberland Place forms part of the retail shopping spine heading north from SouthGate Shopping Centre to Milsom Street. Other retailers in the immediate vicinity include Bens Cookies, Botanical Studio, Sobeys, Rohan, Tiger and Neals Yard Remedies, together with other multiple retailers on Union Street. There is a community of thriving independents on Northumberland Place including Jars Meze, Skogen Bar and Rosario's.

DESCRIPTION

The Grade II Listed mid terrace property comprises open plan retail accommodation on the ground floor with possible additional sales space on the first floor. Ancillary accommodation, W/C facilities and kitchen are located at basement and second floor.

The premises has great potential for some outside seating onto Northumberland Place.

TENURE

The premises are available by way of an assignment but the landlord may consider a new lease on terms to be agreed on a full repairing and insuring Lease.

The current lease is 6 years commencing 1st July 2021 at a passing rent of £18,000 per annum. The lease is full repairing and insuring and within the 54 Act provisions.

RENT

£22,000 per annum , subject to contract.

VAT

All figures are exclusive of VAT, if applicable.

ACCOMMODATION

Property (NIA)	M ²	Ft ²
Basement Ancillary	11.64	125
Ground Floor Sales	16.93	182
First Floor Sales / Ancillary	16.01	172
Second Floor Ancillary	13.82	149
Total	58.4	628

BUSINESS RATES

Current Rateable Value: £18,250

ENERGY PERFORMANCE CERTIFICATE

The EPC will be made available to interested parties on application.

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.

VIEWINGS

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

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IMPORTANT INFORMATION

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