



GROUND & BASEMENT, 38 KINGSMEAD STREET, BATH, BA1 2AA

TOTAL SALES (GROUND & BASEMENT)- APPROXIMATELY 986 SQFT (91.60 SQM)

LOCATION

Kingsmead Street is an attractive location within the heart of Bath just off Kingsmead Square. Kingsmead Street and Kingsmead Square has a mixture of retailers, restaurants and café operators including Boston Tea Party, Kingsmead Kitchen, The Society Café, Yum Yum Thai, Swoon, Dough Pizzeria and also a number of office tenants. Car parking is available at a number of sites nearby, including the Avon Street Car Park and the Kingsmead Car Park.

The Kingsmead Leisure complex is also within close proximity and holds the Odeon cinema, Premier Inn and JD Wetherspoon's.

DESCRIPTION

The property is arranged over basement and ground, floors. The ground floor is open plan with an attractive frontage onto Kingsmead Street. At the rear of the property is a small courtyard, unsuitable for trading, but leads to separate storage rooms.

The premises will be stripped from the previous tenants fixtures and fittings and ready for occupation. The space is mainly open plan and has the option to be used for a variety of uses.

TENURE

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

FLOOR PLANS

Floor plans will be made available to interested parties on request.

RENT

£30,000 per annum, subject to contract.

VAT

All figures are exclusive of VAT, if applicable.

ACCOMMODATION

Property (NIA)	M ²	Ft ²
Basement Sales	45.89	494
Ground Floor Sales	45.71	492
Rear Ancillary	51.47	554
Total	143.07	1,540

BUSINESS RATES

Current Rateable Value: £22,500

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.

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