



## 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 Weatherspoon'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 <sup>2</sup>	Ft <sup>2</sup>
Basement Sales	45.89	494
Ground Floor Sales	45.71	492
Rear Ancillary	51.47	554
<b>Total</b>	<b>143.07</b>	<b>1,540</b>

#### 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.

#### CONTACT :

**Tim Brooksbank MRICS**

07880 201742

tim.brooksbank@carterjonas.co.uk

**Aerin Thomas**

07990 558726

Aerin.thomas@carterjonas.co.uk

Carter Jonas LLP

5 & 6 Wood Street, Bath, BA1

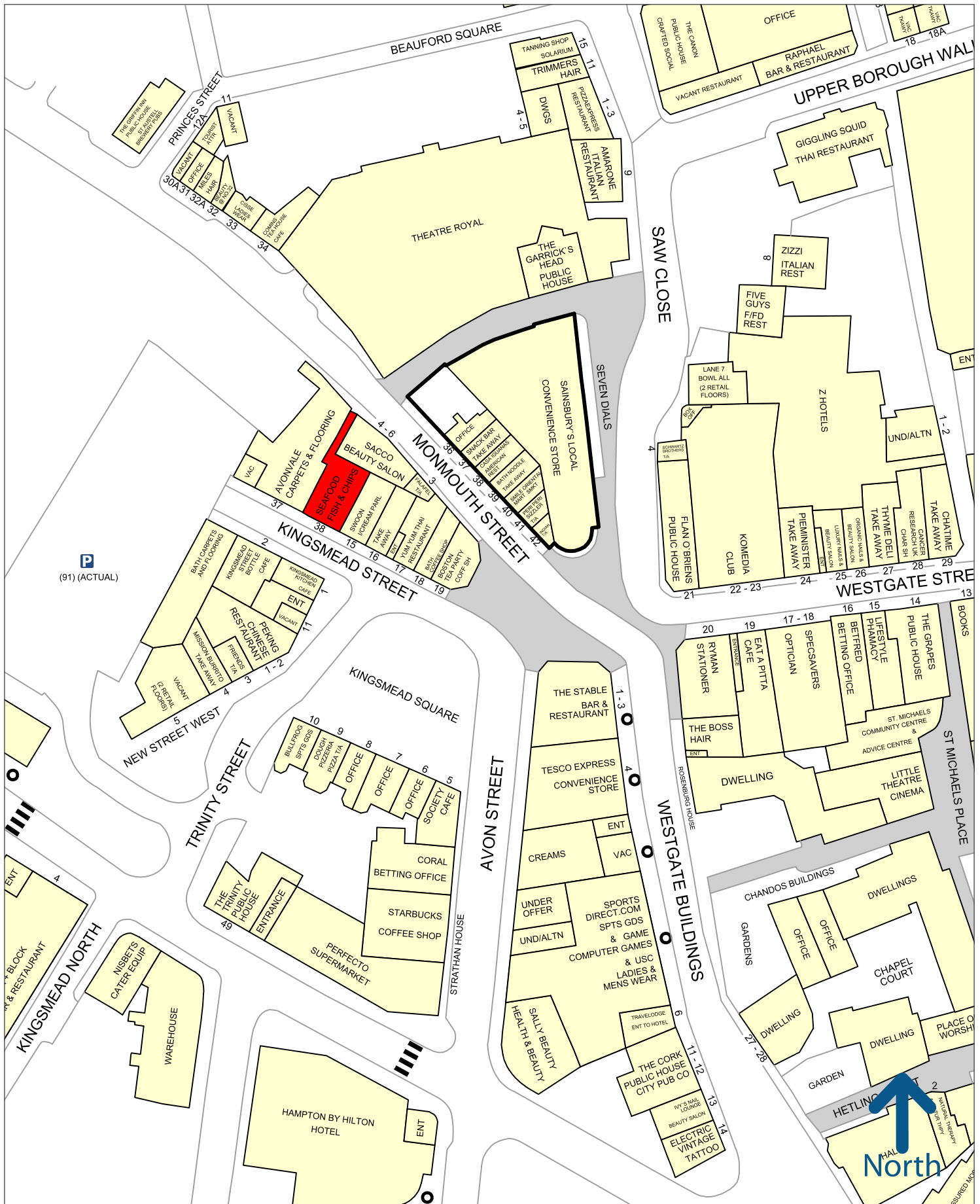
2JQ |

carterjonas.co.uk

#### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents or that Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

**Carter  
Jonas**



50 metres

Experian Goad Plan Created: 29/05/2025  
Created By: Carter Jonas LLP