

# TO LET—RETAIL / SHOWROOM

# RETAIL - E' USE BATH



## 7 SARACEN STREET, BATH, BA1 5BR

**TOTAL SPACE – APPROXIMATELY 1,456 SQFT (135.26 SQM)**

### LOCATION & DESCRIPTION

Strategically located linking Broad Street and Walcot Street and within the central Bath prime retail destination.

The property is not Listed and of modern construction with only ground and upper floors of open plan retail and showroom / display space.

The first floor sales / showroom has the direct access to Broad Street Place with a glazed elevation providing natural light to this floor.

The premises are being vacated by the Anokhi brand which traded from Saracen Street for 35 years. Its adjoining neighbour, Total Fitness has been in occupation for the same period.

Extensive nearby car parking is available from a number of sites nearby, including the Podium and Cornmarket sites.

### 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

£35,000 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>
Ground Floor Sales	84.25	907
First Floor Sales / Ancillary	65.25	702
<b>Total</b>	<b>149.48</b>	<b>1,609</b>

### BUSINESS RATES

Current Rateable Value: £25,000

### 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.



First floor rear access onto Broad Street Place.

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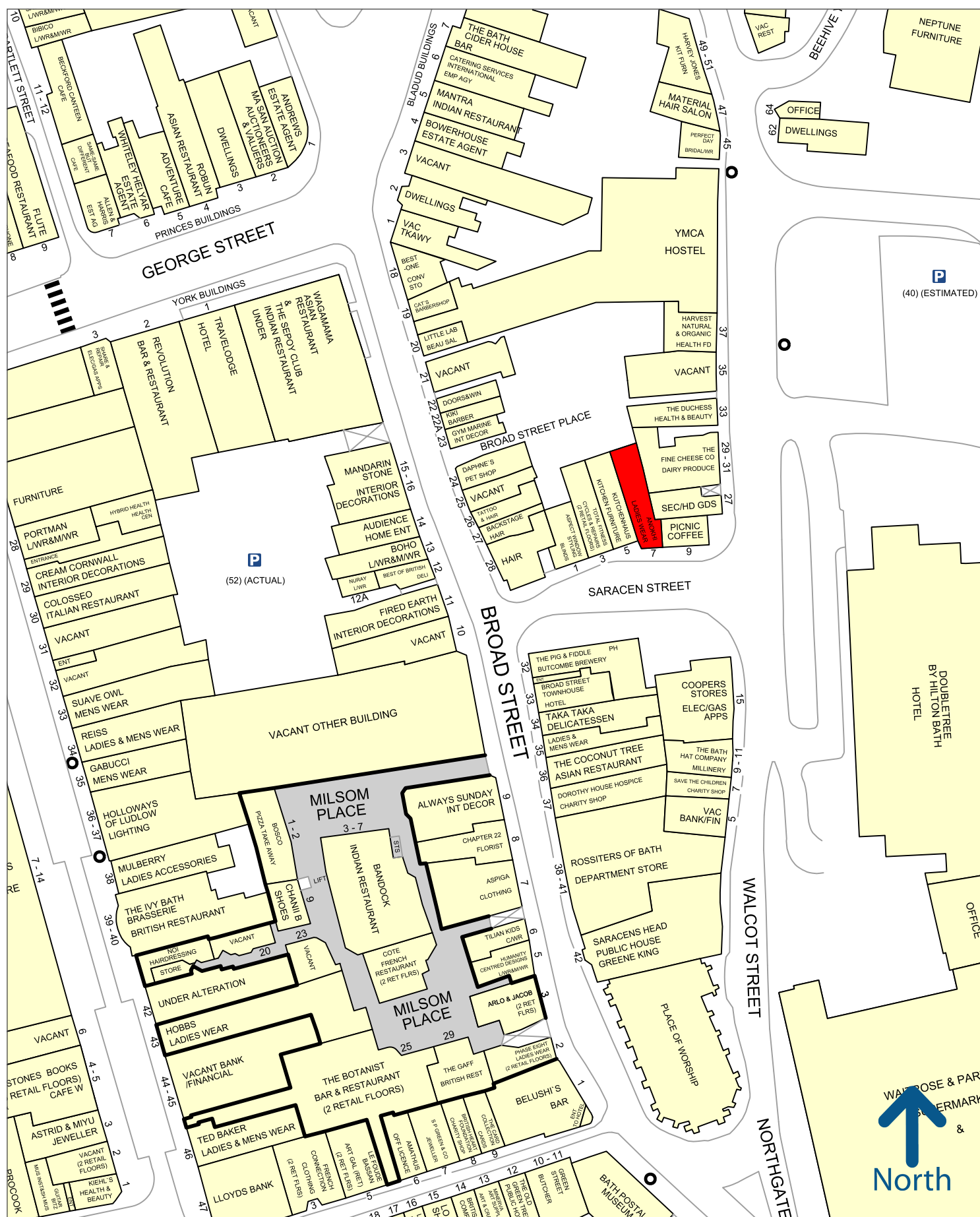
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Experian Goad Plan Created: 17/02/2025

Created By: Carter Jonas LLP