



3-4 BATH STREET, BATH, BA1 1SB

TOTAL SALES SPACE (BASEMENT, GROUND & FIRST FLOOR) – APPROXIMATELY 4,334 FT² (402.63 M²)

LOCATION

The property is situated within the Conservation Area in central Bath and in the middle of the highly visited tourist destinations. The property is located a short walking distance to SouthGate Shopping Centre and opposite The Roman Baths, Pump Room and Abbey Churchyard. The Roman Baths are visited by over 1 million tourists each year and the Thermae Bath Spa is visited by 250,000 tourists.

Bath Street is used as a busy thoroughfare connecting the popular Bath Thermae Spa and the Little Theatre with the main retail shopping spine of Stall Street and Union Street. Nearby occupiers include ECCO Shoes, Primark, LEON, Kokoro, Schuh, The Gainsborough Hotel, LEON, ITSU and Mokoko Bakery.

DESCRIPTION

This Grade I Listed property comprises ground, first and basement floors all of which can be used as sales. The property benefits from an attractive and prominent frontage onto Bath Street.

The colonnades provide for al fresco dining along with additional seating (STP) on Bath Street. The recently refurbished property has a new staircase from basement level to first floor allowing an occupier to utilise all floors as sales. The property also benefits from an alcohol licence.

BUSINESS RATES

Current Rateable Value: £80,000

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

VAT

All figures are exclusive of VAT, if applicable.

TENURE

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

RENT

£120,000 per annum

ACCOMMODATION

| Property (NIA) | M ² | Ft ² |
|--------------------|----------------|-----------------|
| Ground Floor Sales | 134.69 | 1,450 |
| First Floor Sales | 149.64 | 1,611 |
| Basement Ancillary | 118.30 | 1,273 |
| Vaults Ancillary | 97.26 | 1,047 |
| Total | 499.89 | 5,381 |

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

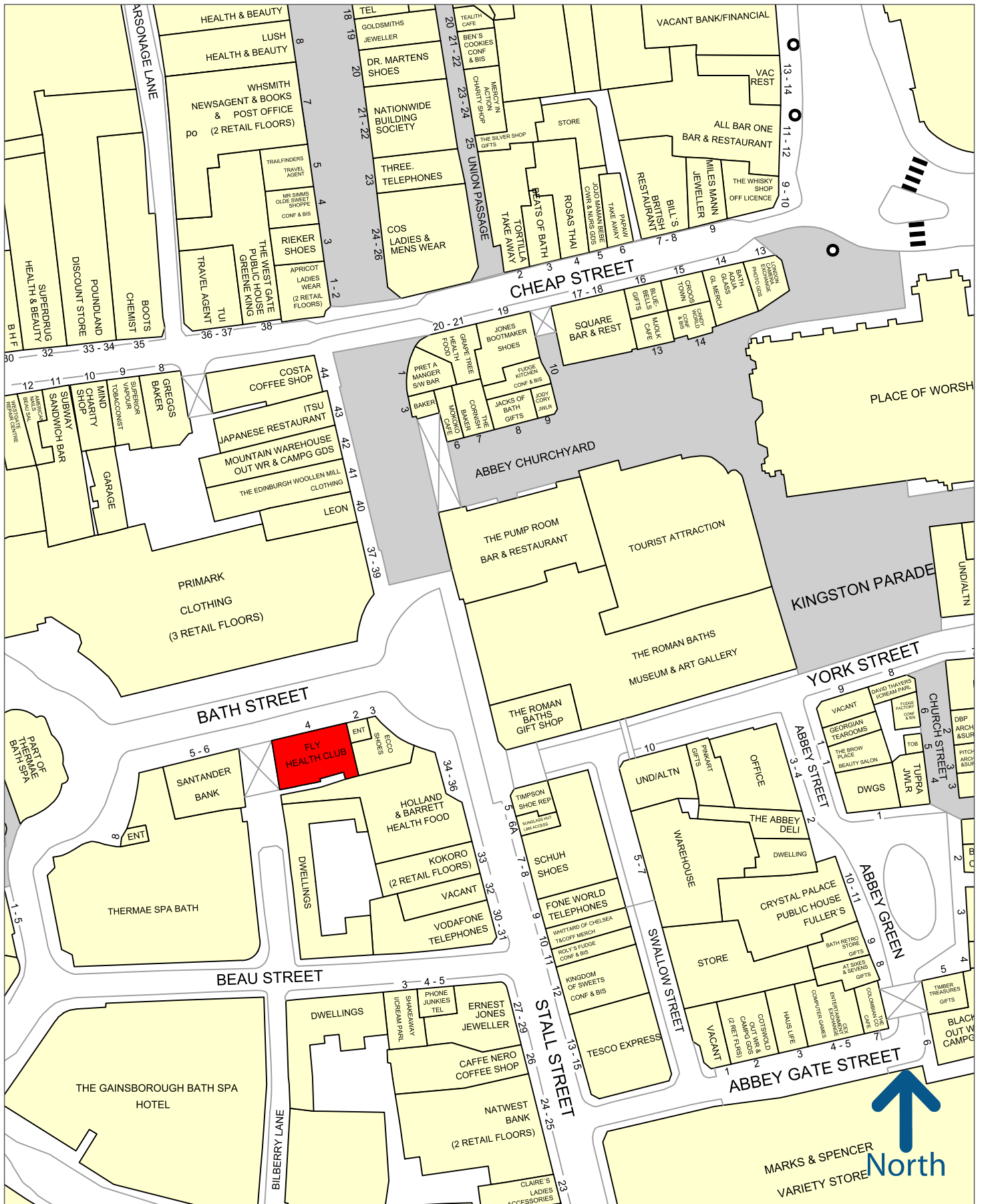
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50 metres

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