



38 MONMOUTH STREET & 12 SEVEN DIALS, BATH, BA1 1EN TOTAL SALES SPACE – APPROXIMATELY 1,709 SQFT (158.77 SQM)

LOCATION

Located in the heart of Bath's vibrant city centre, Seven Dials sits within Sawclose and is one of the city's premier leisure and entertainment destinations. Positioned adjacent to the Theatre Royal Bath and within easy walking distance of Bath Spa railway station, the area benefits from exceptional footfall generated by tourists, local residents, office workers, and theatre-goers throughout the day and evening.

Sawclose and Seven Dials has evolved into a thriving food, beverage, and hospitality hub, featuring a diverse mix of restaurant brands, independent operators, hotels, and leisure venues. The area's lively atmosphere creates a dynamic environment that attracts visitors from across the region, particularly during weekends, festivals, and Bath's busy tourism seasons. Nearby occupiers include The Oven, Giggling Squid, Five Guys, The Stable, Z Hotels and Boston Tea Party.

DESCRIPTION

The property is not Listed but is situated within Bath's Conservation Area. The accommodation comprises an attractive open-plan restaurant at ground floor level, with a fully fitted kitchen and ancillary accommodation to the rear. The premises benefit from dual frontage, providing a secondary entrance and prominent aspect onto Monmouth Street, enhancing visibility and customer access. Externally, there is a charming courtyard seating area capable of accommodating approximately 25 covers, offering valuable al fresco dining space in a highly sought-after city centre location.

TENURE

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

RENT

£70,000 per annum exclusive, subject to contract.

ACCOMMODATION

38 Monmouth Street (NIA)	M ²	Ft ²
Ground Floor Sales	39.58	426
12 Seven Dials (NIA)		
Ground Floor Restaurant	119.19	1,283
Ground Floor Kitchen	49.89	537
Lower Ground Floor Ancillary	62.24	670
Total	270.90	2,916

VAT

All figures are exclusive of VAT, if applicable.

BUSINESS RATES

Current Rateable Value: £77,000

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

ENERGY PERFORMANCE CERTIFICATE

The EPC will be made available to interested parties.

VIEWINGS

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

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.

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