



3 YORK BUILDINGS, BATH, BA1 2EB

TOTAL SALES SPACE – APPROXIMATELY 531 SQFT (49.33 SQM)

LOCATION

York Buildings is situated at the northern part of Bath city centre on George Street. The property is situated on the southern part of George Street with an attractive and prominent traditional frontage.

George Street occupies a prime position in the heart of Bath City centre, forming part of the city's renowned Georgian streetscapes. Situated between Queen Square and the historic Circus, the street benefits from excellent connectivity to Bath's principle retail, commercial and leisure destinations.

The immediate locality provides a range of restaurants, bars and shops, both national and independent, including **Weatherspoons, Wagamama, Adventure Café, The Beefy Boys, Miller & Carter, Persephone Books, Sub 13 Cocktail Bar and Slug & Lettuce.**

Waitrose/John Lewis Home is also close by, with a 550 space multi-storey car park below.

DESCRIPTION

The Grade II Listed property comprises ground floor open plan sales area with ancillary storage space located at basement and first floor level. The property benefits from a traditional wooden shopfront facing onto George Street.

TENURE

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

RENT

£25,000 per annum exclusive, subject to contract.

ACCOMMODATION

Property (NIA)	M ²	Ft ²
Ground Floor Sales	49.33	531
First Floor Sales / Ancillary	41.90	451
Basement Ancillary	45.24	487
Total	136.47	1,469

VAT

All figures are exclusive of VAT, if applicable.

BUSINESS RATES

Current Rateable Value: £11,750

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 on application.

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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IMPORTANT INFORMATION

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