Retail TO LET



RETAIL UNIT
CENTRAL BATH

36 MONMOUTH STREET, BATH, BA1 2AN

TOTAL SALES SPACE – APPROXIMATELY 279 SQFT (25.92 SQM)

LOCATION

Monmouth Street is one of Bath's most established and sought-after commercial thoroughfares, connecting the city's prime retail core with the vibrant leisure and hospitality destinations of Seven Dials and Sawclose. Renowned for its attractive Georgian architecture and bustling atmosphere, the street enjoys consistently high levels of pedestrian footfall generated by shoppers, tourists, office workers and residents throughout the day.

The location benefits from its proximity to Bath Spa railway station, SouthGate Shopping Centre, Theatre Royal Bath and a number of the city's most popular visitor attractions, making it a key destination within Bath's thriving city centre economy. Monmouth Street has developed a strong reputation as a food, beverage and retail pitch, with a diverse mix of national brands, regional operators and independent businesses creating a vibrant trading environment.

DESCRIPTION

The property comprises a ground floor lock up shop with open plan sales space and W/C facilities located at the rear. The property benefits from a traditional wooden shopfront facing onto Monmouth Street.

TENURE

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

RENT

£12,000 per annum exclusive, subject to contract.

ACCOMMODATION

Property (NIA)	M^2	Ft^2
Ground Floor Sales	25.92	279
Total	**25.92**	**279**

VAT

All figures are exclusive of VAT, if applicable.

BUSINESS RATES

Current Rateable Value: £11,500

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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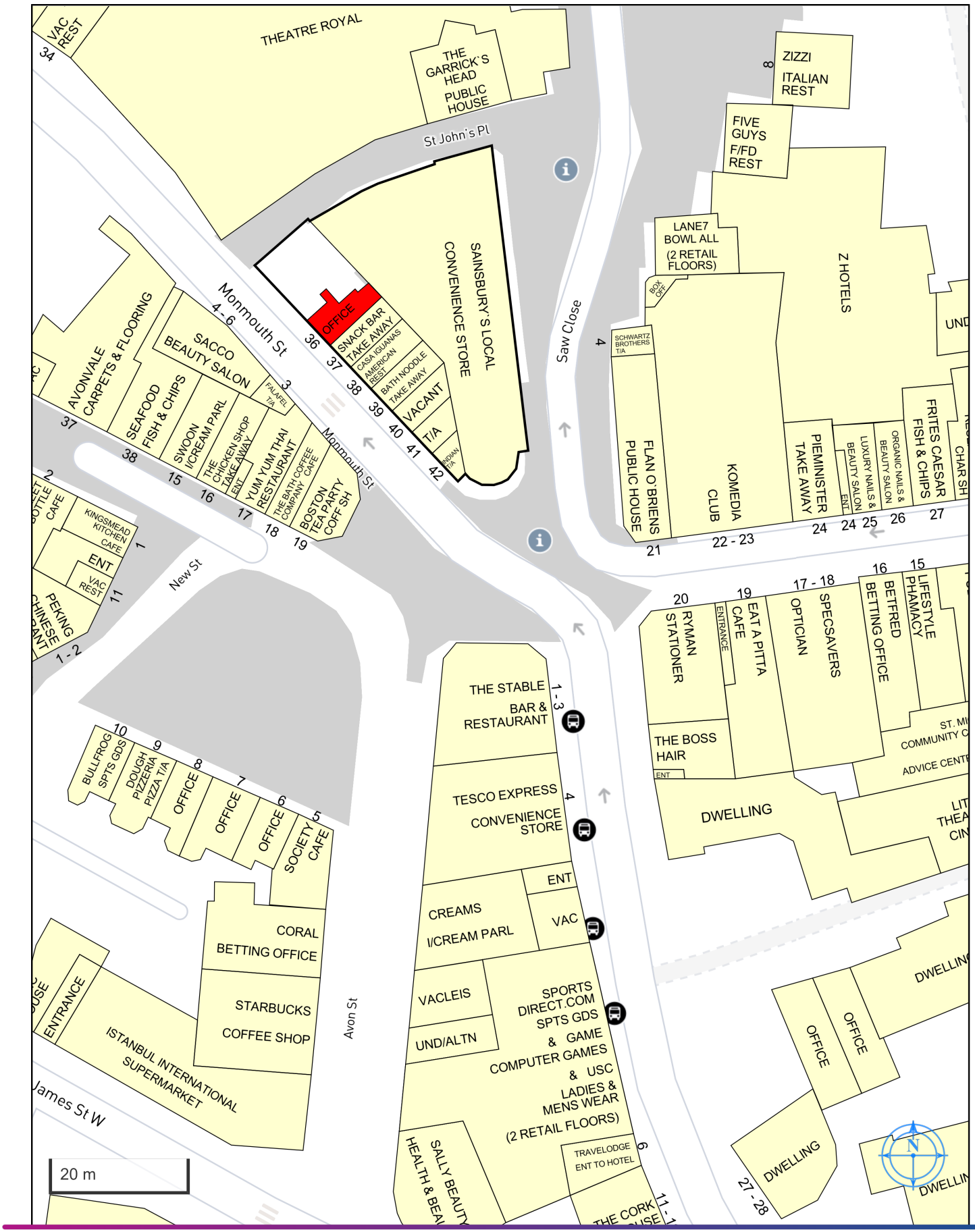
Carter Jonas

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.

Bath (Monmouth Street & Seven Dials)

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Experian Goad Plan Created: 03/08/2026

Ordnance Survey

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