

# RETAIL UNIT TO LET



# RETAIL - 'E' USE

## GROUND FLOOR OF 47 WALCOT STREET, BATH, BA1 5BN

### TOTAL SALES SPACE - APPROXIMATELY 506 SQFT (47.01 SQM)

#### LOCATION

Walcot Street is an attractive secondary retail street within very close proximity to Bath city centre. The immediate locality provides a range of shops, both international and independent. Examples include art galleries, designer furniture stores and specialist eateries.

Waitrose/John Lewis Home is also close by, with a 550space multi-storey car park below. Other nearby occupiers include The Fine Cheese Company, Neptune, YMCA Gym, Rossiters, Landrace Bakery and Picnic Café

#### DESCRIPTION

The property comprises ground floor sales with ancillary storage, kitchen facilities and toilet at the rear.

#### TENURE

The premises are available by way of a new lease on terms to be agreed.

#### ACCOMMODATION

Property (NIA)	M <sup>2</sup>	Ft <sup>2</sup>
Ground Floor Sales	47.01	506
Kitchen	3.90	42
<b>Total</b>	<b>50.91</b>	<b>548</b>

#### RENT

£18,000 per annum exclusive, subject to contract.

#### VAT

All figures are exclusive of VAT, if applicable.

#### BUSINESS RATES

Current Rateable Value: £10,000

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 on application.

#### VIEWINGS

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

#### USE

The property can be used for a number of uses within Use Class E to include retail, office or café.

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#### IMPORTANT INFORMATION

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