

RETAIL UNIT TO LET



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

TOTAL SALES SPACE - APPROXIMATELY 506 SQFT (47.01 SQM)

RETAIL - USE

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 ²	Ft ²
Ground Floor Sales	47.01	506
Kitchen	3.90	42
Total	50.91	548

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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