

COMMERCIAL

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TO LET

27, UPPER BOROUGH WALLS, BATH, BA1 1RH

****FIRST FLOOR ONLY****

INCENTIVES AVAILABLE

LOCATION

The premises front Upper Borough Walls with a return frontage to pedestrianised Union Passage which is where the self-contained entrance to the basement and first floor is located.

The premises immediately adjoin **Soho Coffee** which fronts prime Union Street where multiples include **Caffe Nero**, **Skechers** and **H Samuel** trade.

ACCOMMODATION

The approximate net internal floor areas are:

First floor 77.76 sq m (837 sq ft)

CONTACT

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Berkeley Place, Bristol, BS8 1BQ
carterjonas.co.uk/commercial

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IMPORTANT INFORMATION

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**Carter
Jonas**

LEASE

Flexible terms are available with new leases on terms to be agreed available until 20 April 2025.

RENT

First Floor - £12,500 per annum

USE

Licenced Betting Office or uses within what was **A1** (Retail) & **A2** (Financial services) of the Town and Country Planning (Use Classes Order) 1987. The upper floors are permitted for uses within what was **A1, A2, A3 and A5** or other uses subject to landlord's consent.

SERVICE CHARGE & INSURANCE

A service charge will be levied for the general upkeep, maintenance and management of the entire building on an as and when basis. The Landlord will insure the building and reclaim the premium from the tenant.

RATES

According to the Valuation Office website, the rateable values are:

1st Floor: £5,300 (from 1 April 2023)

For rateable values of less than £15,000, small business rates relief may apply. Interested parties are advised to satisfy themselves if this is applicable to their proposed use by referring to: [Business rates relief: Small business rate relief - GOV.UK](#)

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The premises are assessed as C (58)

VAT

All figures within these terms are exclusive of VAT where applicable.

VIEWING & FURTHER INFORMATION

Strictly via sole letting agents:

Timothy Brooksbank

Timothy.brooksbank@carterjonas.co.uk 01225 747 266 | 01174 530883 or

Stuart Williams

stuart.williams@carterjonas.co.uk / 0117 922 1222

For details of all commercial properties marketed through this firm please visit: [carterjonas.co.uk/commercial](#)

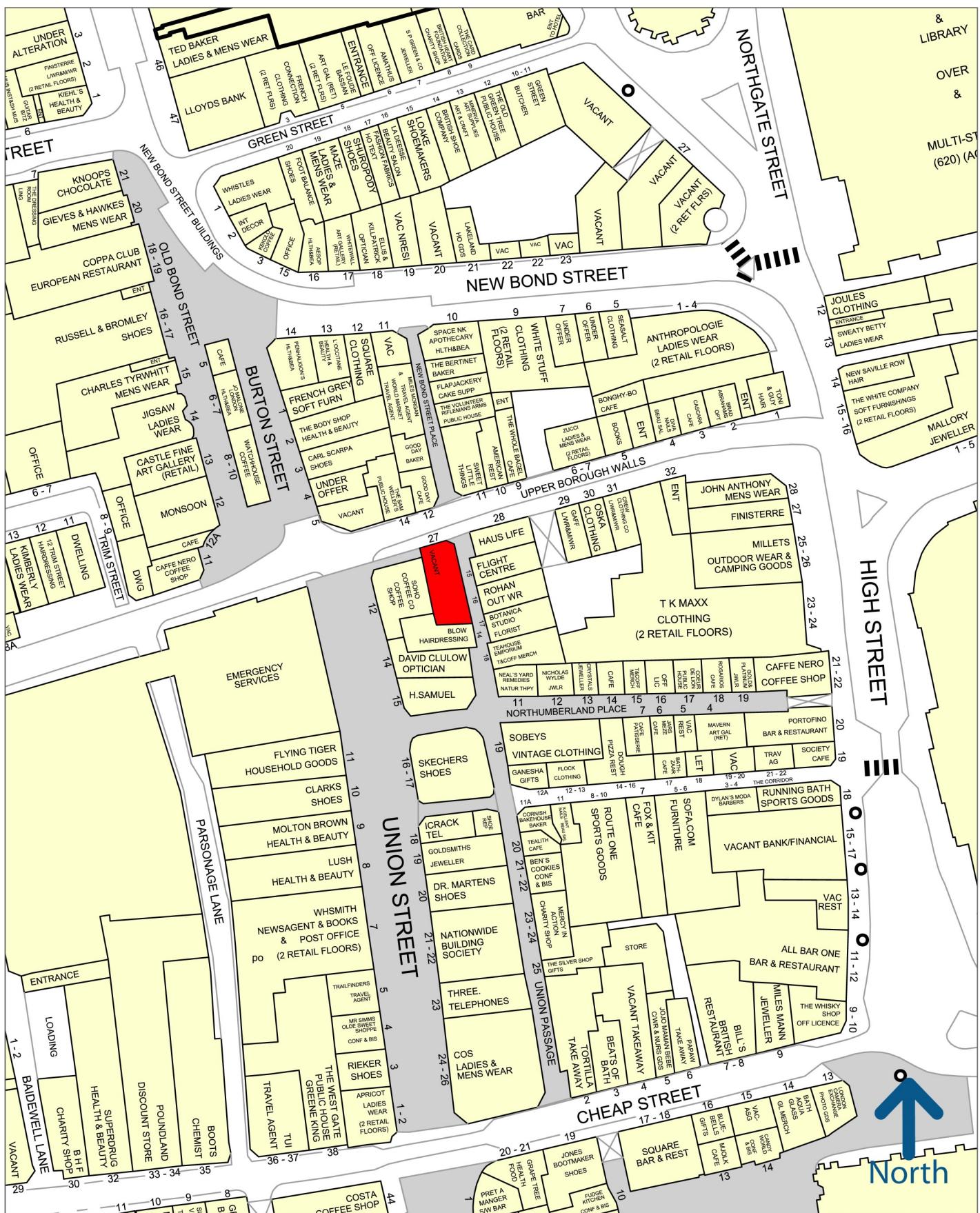


Basement

SUBJECT TO CONTRACT July 2024

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50 metres

50 metres
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