

COMMERCIAL

COMMERCIAL



# 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:

<b>First floor</b>	77.76 sq m (837 sq ft)
--------------------	------------------------

## CONTACT

Carter Jonas  
St Catherine's Court,  
Berkeley Place, Bristol, BS8 1BQ  
[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)

### Tim Brooksbank

01225 747 266 | 0117 922 1222  
[Tim.brooksbank@carterjonas.co.uk](mailto:Tim.brooksbank@carterjonas.co.uk)

### Stuart Williams

0117 363 5693 | 0117 922 1222  
[Stuart.williams@carterjonas.co.uk](mailto:Stuart.williams@carterjonas.co.uk)

## IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale.

**Carter  
Jonas**

# 27 UPPER BOROUGH WALLS, BATH

## 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

Licensed 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](https://carterjonas.co.uk/commercial)



Basement

**SUBJECT TO CONTRACT July 2024**

## IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the

**Carter  
Jonas**





Created By: Carter Jonas LLP