



## GROUND FLOOR & BASEMENT OF 24 NEW BOND STREET, BATH, BA1 1BA TOTAL SALES SPACE - APPROXIMATELY 1,129 SQFT (104.88 SQM)

### LOCATION

Situated in the heart of fashionable Bath, New Bond Street transects Milsom Street and Burton Street/Old Bond Street, forming one main thoroughfare to John Lewis Partnership/Waitrose Store. Nearby Retailers include White Stuff, L'Occitane, Space NK, Aesop, Coppa Club, Anthropologie, Seasalt and Mint Velvet.

Waitrose/John Lewis Home is also close by, with a 550 Space multi-storey car park below as well as Milsom Place shopping centre which houses a number of restaurant operators such as The Botanist, Bandook, Bosco, Root, Magari and Cote Brasserie.

The fashion museum is at the early stages of planning but is due to occupy a number of units on New Bond Street.

### DESCRIPTION

The premises are arranged over ground and basement floors. The ground floor provides open sales with ancillary storage kitchen and W/C facilities located in the basement.

### ACCOMMODATION

Property (NIA)	M <sup>2</sup>	Ft <sup>2</sup>
Ground Floor	104.88	1,129
First Floor Sales	24.25	261
<b>Total</b>	<b>129.13</b>	<b>1,390</b>

### BUSINESS RATES

Current Rateable Value: £27,000

This is an estimate only and takes no account of possible transitional adjustment.

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### THE MILSOM QUARTER

This unit is in the Milsom Quarter of Bath which benefits from a 5 year programme of improvements to the public realm, animation and events, including the Great Bath Feast. In the longer term, the Milsom quarter Masterplan is being delivered, which will include the new Fashion Museum in a number of the units on New Bond Street. for more information please visit the links below:

Milsom Quarter Masterplan Video - <https://www.youtube.com/watch?v=6FtYZGyiBTM>

Milsom Quarter Project Webpage - <https://beta.bathnes.gov.uk/milsom-quarter>

High Street Renewal Project Webpage - <https://beta.bathnes.gov.uk/HighStreetRenewal>

### RENT

£40,000 per annum exclusive, subject to contract.

### TENURE

The premises are available by way of a new effective full repairing and insuring Lease on terms to be agreed till 31st December 2027 with a landlords break in June 2027.

Flexible lease terms and pop-up opportunities are available. The Lease will be excluded from the Landlord and Tenant 1954 Act.

### VAT

All figures are exclusive of VAT, if applicable.

### 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.

### IMPORTANT INFORMATION

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