

# Retail Units

# BATH RETAIL / CAFÉ / SHOWROOM



## UNITS 1, 2 & 4, SIGNAL BOX YARD, LOWER BRISTOL ROAD, BATH, BA2 3JQ

### LOCATION

Signal Box Yard comprises a brand-new development of 316 BTR apartments together with 4 ground floor retail units developed across 2 blocks with associated public realm.

The site is located on Lower Bristol Road, Bath. Bath City centre is approximately 1 mile to the East. The units are located in a highly sustainable location with good prominence to Lower Bristol Road, one of the main atrial routes into the City Centre.

### DESCRIPTION

Three newly constructed ground floor commercial units available to let forming part of the Signal Box Yard development, which includes 316 build-to-rent apartments. The units form part of a block of four commercial spaces and benefit from direct frontage onto Lower Bristol Road, one of the main routes into Bath.

The units are finished to a shell specification, providing a flexible layout for a range of potential uses, subject to planning. Tenant incentives are available to assist with the cost of fit-out works.

### ACCOMMODATION

Units Available (NIA)	M <sup>2</sup>	Ft <sup>2</sup>
Unit 1 Signal Box Yard	120.9	1,301
Unit 2 Signal Box Yard	109.8	1,181
Unit 4 Signal Box Yard	258.5	2,782

### RENT

£20 psf per annum exclusive, subject to contract.

### ENERGY PERFORMANCE CERTIFICATE

The EPC will be made available to interested parties on application.

### TENURE

The premises are available by way of a new effective full repairing and insuring Lease on terms to be agreed.

### PLANNING

The units are considered suitable for a wide range of occupiers falling within Use Class E.

### VAT

All figures are exclusive of VAT, if applicable.

### BUSINESS RATES

To be assessed.

### VIEWINGS

All viewings should be made through the agents Carter Jonas 01225 747260. or joint agents CSquared.

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### IMPORTANT INFORMATION

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