



## GROUND FLOOR OF 7 AVON STREET, BATH, BA1 1UN TOTAL SALES SPACE – APPROXIMATELY 3,683 SQFT (384 SQM)

### LOCATION

Avon Buildings is situated just off the popular Kingsmead Square, which is an attractive location within the heart of Bath providing good access to the Theatre Royal and the City's core retail zone. The surrounding area has a mixture of retailers, restaurateurs and café operators including Society Café, Boston Tea Party and Creams.

The Kingsmead Leisure centre is also within close proximity and holds the Odeon cinema, Premier Inn and JD Weatherspoon's. Kingsmead Square located nearby is a popular destination with a mixture of uses.

### DESCRIPTION

The property is arranged over ground floor only and consists open plan sales space fronting onto Avon Street but also within very close proximity to Kingsmead Square. The front sales area is street level before dropping down to a large open plan studio / sales area.

The premises is part fitted as a gym / studio space with changing rooms, staff ancillary and kitchen. The space is mainly open plan and has the option to be used for a variety of uses. Nearby occupiers include Society Café, Starbucks, The Stable restaurant, Creams, Boston Tea Party and Coffee #1. The arrear is renowned for a mixture of uses including hotels, office accommodation and residential.

### TENURE

The premises are available by way of a new lease on terms to be agreed on an effective full repairing and insuring Lease, subject to a service charge.

### RENT

£60,000 per annum exclusive of service charge, subject to contract.

### VAT

All figures are exclusive of VAT, if applicable.

### ACCOMMODATION

Property (NIA)	M <sup>2</sup>	Ft <sup>2</sup>
Ground Floor Sales	342	3,683
<b>Total</b>	<b>342</b>	<b>3,683</b>

### BUSINESS RATES

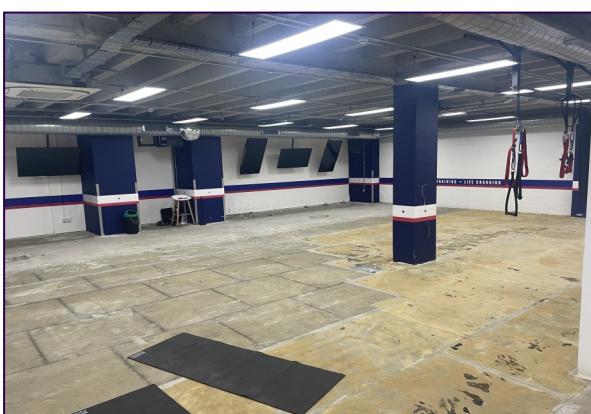
Current Rateable Value: £44,750

### 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.



### CONTACT :

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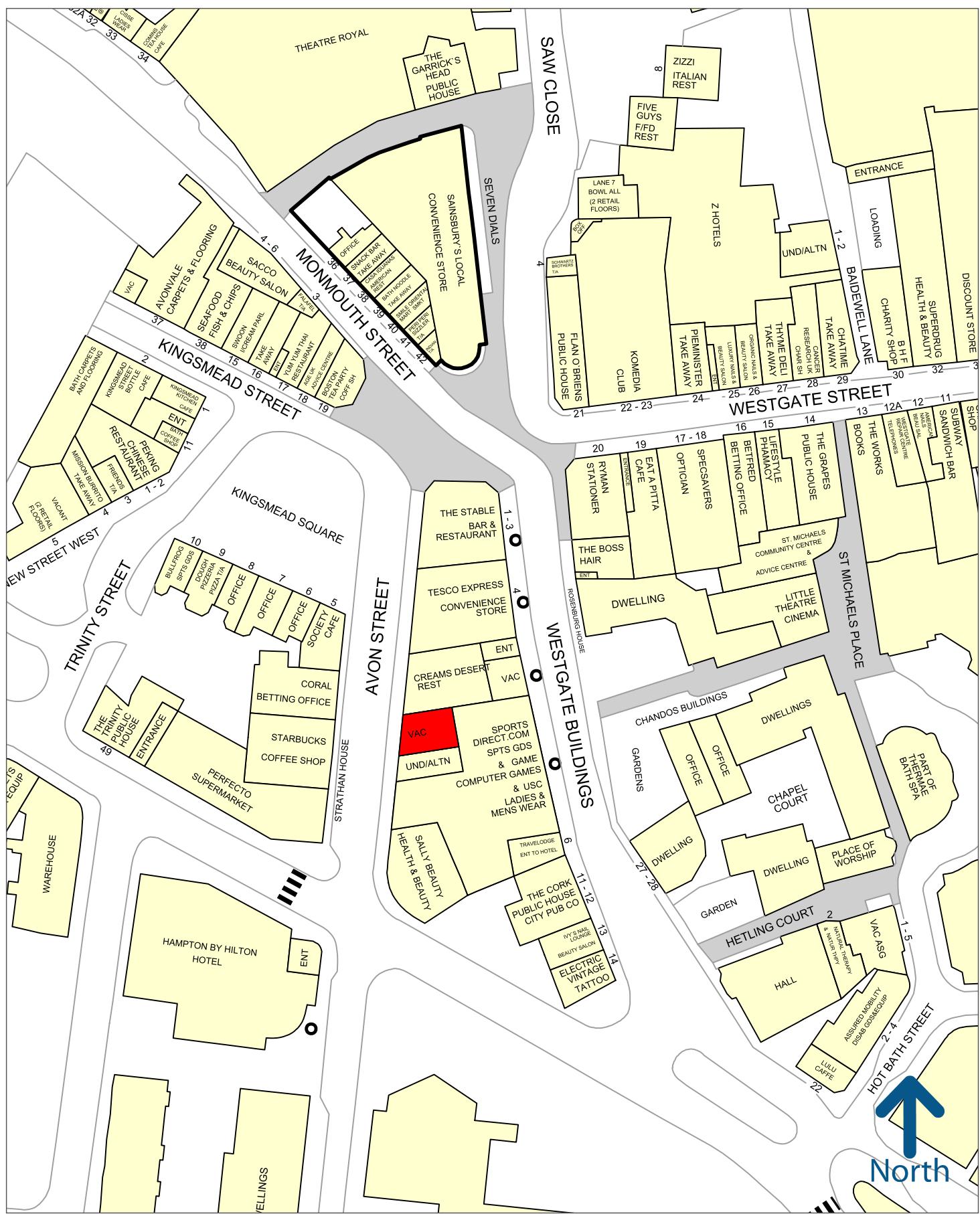
Carter Jonas LLP

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### IMPORTANT INFORMATION

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