

## 5 ABBEY GREEN, BATH, BA1 1NW

### TOTAL SALES SPACE – APPROXIMATELY 419 SQFT (38.93 SQM)

#### LOCATION

Abbey Green is one of Bath's most picturesque and historic locations, situated in the heart of the city centre adjacent to Bath Abbey and within easy walking distance of the city's principal retail, leisure, and cultural attractions. The square is renowned for its distinctive Georgian architecture, charming cobbled streets, and iconic central plane tree.

The area benefits from a vibrant mix of independent retailers, cafés, restaurants, boutique accommodation, and residential properties, attracting both local residents and visitors throughout the year. Its central position places it within immediate proximity of key landmarks including the Roman Baths, Bath Abbey, and the city's extensive shopping and hospitality offer.

Bath Spa railway station is located approximately 500 metres to the south, providing regular services to London Paddington, Bristol Temple Meads, Cardiff, and the wider South West region. The location is also well served by local bus routes and public parking facilities, ensuring excellent accessibility.

#### DESCRIPTION

The Grade II Listed property comprises ground floor open plan sales space with W/C facilities located at the rear. The property benefits from a traditional wooden shopfront facing onto Abbey Green.

#### TENURE

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

#### RENT

£30,000 per annum exclusive, subject to contract.

#### ACCOMMODATION

Property (NIA)	M <sup>2</sup>	Ft <sup>2</sup>
Ground Floor Sales	38.93	419
<b>Total</b>	<b>38.93</b>	<b>419</b>

#### VAT

All figures are exclusive of VAT, if applicable.

#### BUSINESS RATES

Current Rateable Value: £32,500

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

#### 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.

#### ANTI-MONEY LAUNDERING CHECKS (AML)

From May 2025, The Office of Financial Sanction Implementation (OFSI) requires Carter Jonas to carry out AML checks on all tenants, guarantors and purchasers of commercial property. Where deals are agreed, the relevant parties will be emailed with a link to cover this requirement. Alternatively, Carter Jonas will require photo identification (passport or driving licence) and proof of home address (e.g—recent utility bill) so the required checks can be undertaken.

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#### IMPORTANT INFORMATION

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