TO LET
RETAIL UNIT IN CENTRAL BATH

Carter Jonas



36-37 Westgate Street
Bath
BA1 1EL

Retail Unit To Let – Ground Floor & Basement
Total Sales Space on ground floor – Approximately 879 sqft (81.66 sqm)

LOCATION

The property is situated on the eastern side of Westgate Street, towards the main retail shopping spine of Bath. It benefits from an attractive wide traditional frontage. The immediate locality provides a range of shops, both national and independent, including **Apricot, Greggs, Costa Coffee, Boots, Superdrug, Eat a Pitta,** and **The Grapes** and **The Westgate Pubs.**

Westgate Street is a popular thoroughfare linking the main retail shopping spine with Sawclose and the Kingsmead Leisure complex which includes operators such as Five Guys, Giggling Squid, Nandos and Zizzi.

DESCRIPTION

The Grade II Listed property comprises a prominent corner location arranged over ground floor and basement. The ground floor offers open plan sales space with ancillary storage accommodation located at basement level. The property benefits from a traditional wooden shopfront facing onto Westgate Street. W/C and kitchen facilities are also located in the basement.

TENURE

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

RENT

£49,500 per annum exclusive, subject to contract.

ACCOMMODATION

NIA	SqM	SqFt
Ground floor sales	81.66	879
Ground floor ancillary	2.97	32
Basement ancillary	60.85	655
Total	**145.48**	**1,566**

BUSINESS RATES

Current Rateable Value: £41,500

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

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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VIEWINGS

All viewings should be made through the sole agents, Carter Jonas

ENERGY PERFORMANCE CERTIFICATE

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

VAT

All figures are exclusive of VAT, if applicable

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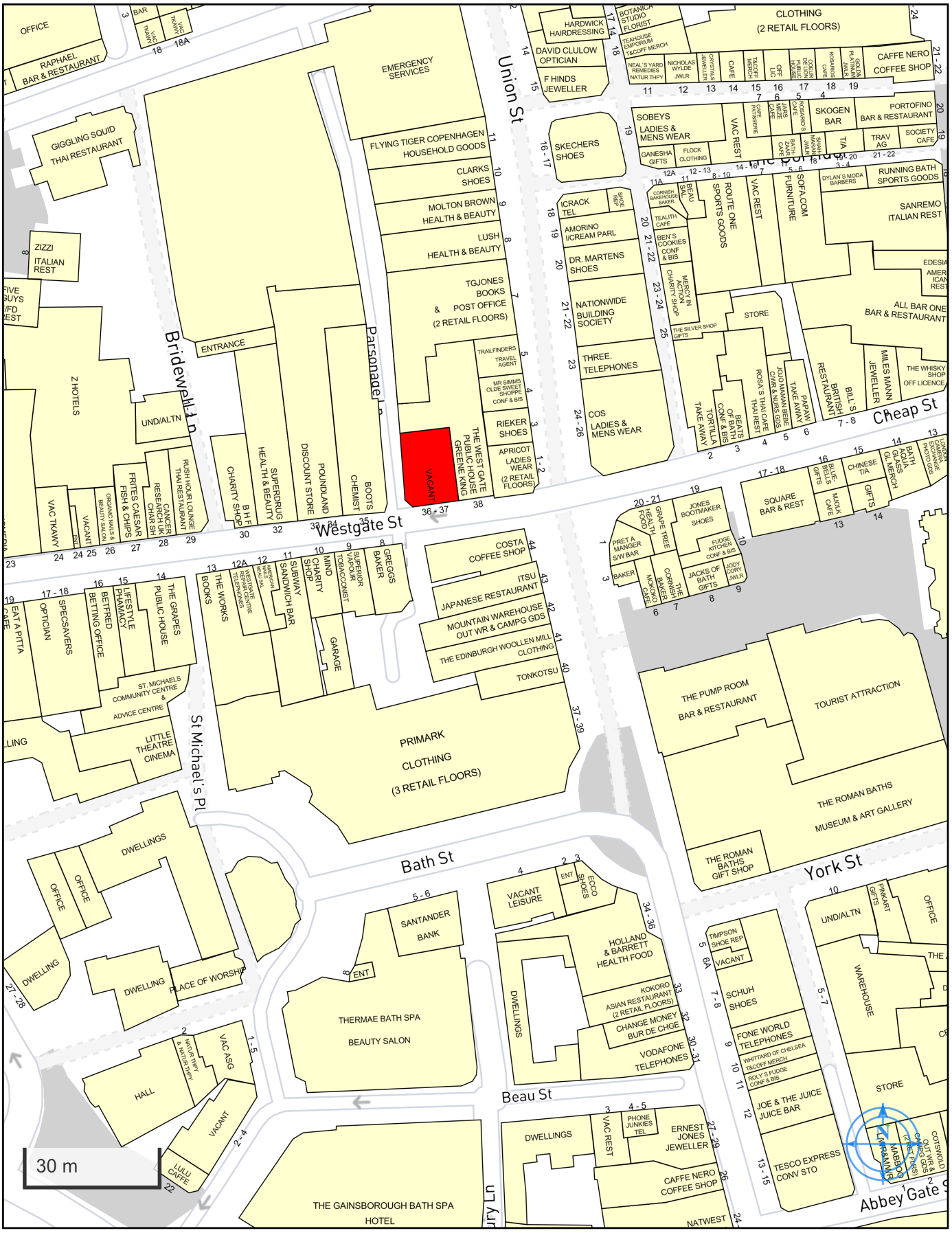
Bath (Westgate Street)

Modified: 15-Oct-26 21:38:56 / Surveyed: 17-Mar-26



Ordnance Survey

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