



3 BEAU STREET, BATH, BA1 1QY

TOTAL SALES SPACE – APPROXIMATELY 537 SQFT (49.89 SQM)

LOCATION

Beau Street is located at the southern end of prime Stall Street with close proximity to SouthGate shopping centre. Beau Street links Stall Street with Hetling Court and Hot Bath Street and benefits from steady footfall from the Bath Thermae Spa and the Gainsborough Hotel.

There is a mixture of uses within close proximity to the property including Café Nero, Tesco, Vodafone, Kokoro, Schuh, Bath Thermae Spa, Fly Fitness Boutique Gym and the 5* Gainsborough Hotel. Car parking is available at a number of sites nearby, including the SouthGate car park and Avon Street car park.

Kingsmead Square and the Kingsmead Leisure complex are also within close proximity and holds the Odeon cinema, Premier Inn and JD Weatherspoon's.

DESCRIPTION

The mid-terraced Grade II Listed property is arranged over basement and ground floors. The ground floor is open plan with a traditional frontage onto Beau Street. The basement also offers open plan ancillary space along with a W/C.

The space is mainly open plan and has the ability to be used for a variety of uses.

TENURE

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

RENT

£27,500 per annum , subject to contract.

VAT

All figures are exclusive of VAT, if applicable.

ACCOMMODATION

Property (NIA)	M ²	Ft ²
Basement Ancillary	37.07	399
Ground Floor Sales	49.89	537
Total	86.96	936

BUSINESS RATES

Current Rateable Value: £19,250

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 :

Tim Brooksbank MRICS

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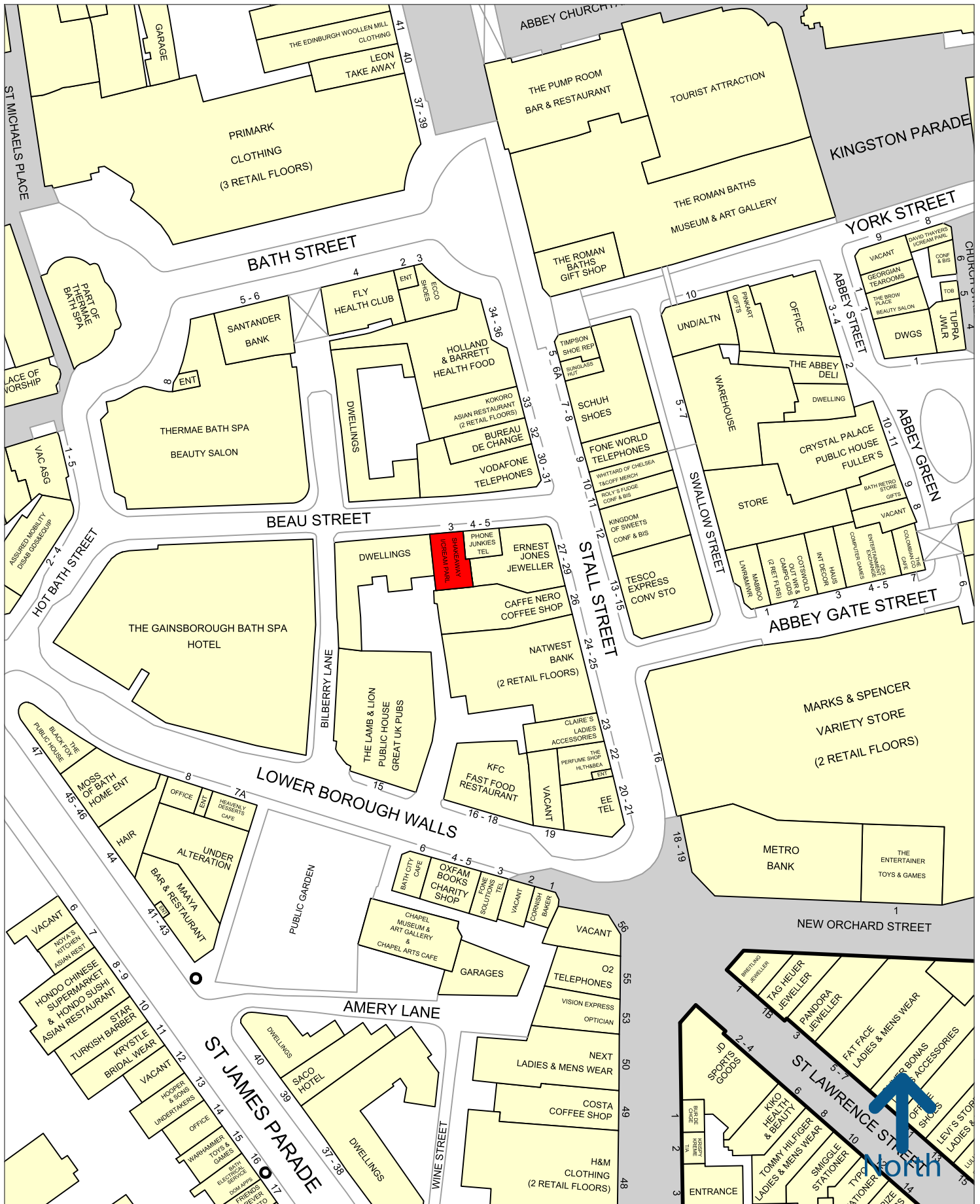
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