



GROUND & BASEMENT, 2 KINGSMEAD STREET, BATH, BA1 2AA
TOTAL SALES - APPROXIMATELY 514 SQFT (47.75 SQM)

LOCATION

Kingsmead Street is an attractive location within the heart of Bath just off Kingsmead Square. Kingsmead Street and Kingsmead Square has a mixture of retailers, restaurants and café operators including Boston Tea Party, Kingsmead Kitchen, The Society Café, Yum Yum Thai, Swoon, Dough Pizzeria and also a number of office tenants. Car parking is available at a number of sites nearby, including the Avon Street Car Park and the Kingsmead Car Park.

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

DESCRIPTION

The property is arranged over basement and ground, floors. The ground floor is open plan with an attractive frontage onto Kingsmead Street.

The premises will be stripped from the previous tenants fixtures and fittings and ready for occupation. The space is mainly open plan and has the option to be used for a variety of uses.

There is scope for outside seating with the existing tenant having been granted this.

The current tenants fixtures and fittings are potentially available to purchase by separate negotiation.

TENURE

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

FLOOR PLANS

Floor plans will be made available to interested parties on request.

RENT

£25,000 per annum , subject to contract.

VAT

All figures are exclusive of VAT, if applicable.

ACCOMMODATION

Property (NIA)	M ²	Ft ²
Basement Sales / Ancillary	30.29	326
Ground Floor Sales	47.75	514
Total	78.04	840

BUSINESS RATES

Current Rateable Value: £34,500

ENERGY PERFORMANCE CERTIFICATE

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

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.

VIEWINGS

All viewings should be made through the sole agents Carter Jonas 01225 747260.

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IMPORTANT INFORMATION

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