



# RETAIL 'E' USE CENTRAL BATH

## 3 ARGYLE STREET, BATH, BA2 4BA

### TOTAL SALES SPACE – APPROXIMATELY 1,666 SQFT (154.75 SQM)

#### LOCATION

Argyle Street is the link between Pulteney Bridge and Laura Place, which together with the proximity to the weir generate a high level of tourist pedestrian footfall. The Bath Recreation Ground is also located a short distance away and generates high levels of footfall during sporting events.

Waitrose/John Lewis Home is also close by, with a 550 space multi-storey car park below. Other nearby occupiers include John Moore Sports, Mallory's Jewellers, Cutler & Gross, The Clubhouse, Honey Willow, Wadswick Country Store and Brora.

#### DESCRIPTION

Grade II Listed, mid terrace property comprises ground floor and lower ground floor sales spaces with ancillary storage in the basement. Toilet and kitchen facilities are located on the lower ground floor.

#### TENURE

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

#### ACCOMMODATION

Property (NIA)	M <sup>2</sup>	Ft <sup>2</sup>
Ground Floor Sales	51.56	555
Basement	103.19	1,111
<b>Total</b>	<b>154.75</b>	<b>1,666</b>

#### RENT

£35,000 per annum exclusive, subject to contract.

#### VAT

All figures are exclusive of VAT, if applicable.

#### BUSINESS RATES

Current Rateable Value: £23,000

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.

#### CONTACT :

**Tim Brooksbank MRICS**

07880 201742

tim.brooksbank@carterjonas.co.uk

**Aerin Thomas**

07990 558726

aerin.thomas@carterjonas.co.uk

Carter Jonas LLP, 5-6 Wood

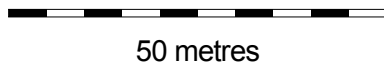
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#### IMPORTANT INFORMATION

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