



## 14-16 THE CORRIDOR, BATH, BA1 5AP

**TOTAL GROUND FLOOR SALES SPACE – 86.69 M<sup>2</sup> (933 FT<sup>2</sup>)**

### LOCATION

The property is located in Bath's historical covered arcade in the centre of Bath, close to the prime retail spine of Milsom Street, Union Street and Stall Street. The Corridor links Union Street with High Street, as well as being in close proximity to The Pump Rooms and The Roman Baths, thus benefiting from a good flow of both tourists and shoppers.

Nearby retailers include Neal's Yard, Sobeys, Sofa.com, Tiger and Society Café. Waitrose/John Lewis and the tourist attraction of Pulteney Bridge are a short walk away.

### DESCRIPTION

The Grade II Listed property is arranged over ground floor and basement. The ground floor offers open plan sales space with dual frontage onto Northumberland Place and The Corridor. The basement comprises open plan ancillary space with W/C facilities and has previously been used as a kitchen.

### ACCOMMODATION

Areas (NIA)	M <sup>2</sup>	Ft <sup>2</sup>
Basement Ancillary	57.72	621
Ground Floor Sales	86.69	933
<b>Total</b>	<b>144.42</b>	<b>1,555</b>

### RENT

£65,000 per annum exclusive.

### TERMS

New effectively full repairing and insuring lease for a term to be agreed.

### VAT

All figures are exclusive of VAT, if applicable.

### BUSINESS RATES

Interested parties are advised to confirm their estimated business rate by contacting the Local Authority.

Rateable Value 2026/27: £44,750

### ENERGY PERFORMANCE CERTIFICATE

The certificate can be made available to interested parties upon application.

### COSTS

Each party is responsible for its own legal costs incurred in this transaction.

### VIEWINGS

Viewings are strictly by prior appointment with Carter Jonas LLP on 01225 747260.

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### IMPORTANT INFORMATION

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