



105-107 WALCOT STREET, BATH, BA1 5BW

TOTAL SALES SPACE - APPROXIMATELY 2,621 SQFT (243.54 SQM)

LOCATION

Walcot Street is an attractive secondary retail street within very close proximity to Bath city centre. The immediate locality provides a range of shops, both international and independent. Examples include art galleries, designer furniture stores and specialist eateries.

Waitrose/John Lewis Home is also close by, with a 550 space multi-storey car park below. Other nearby occupiers include Farrow & Ball, Neptune, Jim Lawrence Lighting, Walcot House, Landrace Bakery and Graham & Green.

DESCRIPTION

The unique property comprises ground floor sales / workshop space with a small shop at the front. There may be scope to extend the roller shutter door to cover the whole of the entrance to enable more natural light into the building. Kitchen, office facilities and toilet are located at the rear on the mezzanine.

TENURE

The premises are available by way of a new lease on terms to be agreed.

ACCOMMODATION

Property (NIA)	M ²	Ft ²
Ground Floor Sales	243.54	2,621
Mezzanine Ancillary	26.83	289
Total	270.37	2,910

RENT

£75,000 per annum exclusive, subject to contract.

The landlords would consider a short term lease agreement of up to 18 months at £50,000 per annum.

VAT

All figures are exclusive of VAT, if applicable.

BUSINESS RATES

Current Rateable Value: £21,250

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.

USE

The property can be used for a number of uses within Use Class E to include retail, office or café.

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