



8-9 GEORGE STREET, BATH, BA1 2EH

TOTAL SALES SPACE - APPROXIMATELY 2,696 SQFT (250.46 SQM)

LOCATION

George Street occupies a prime position in the heart of Bath city centre, forming part of the city's renowned Georgian streetscape. Situated between Queen Square and the historic Circus, the street benefits from excellent connectivity to Bath's principal retail, commercial, cultural, and leisure destinations.

The immediate locality provides a range of restaurants, bars and shops, both national and independent, including Weatherspoons, Wagamama, Adventure Café, The Beefy Boys, Miller & Carter, Persephone Books, Sub 13 Cocktail Bar and Slug & Lettuce.

DESCRIPTION

The Grade II Listed property comprises an attractive mid terrace property with glazed frontage at ground floor level. Number 8 George Street is arranged over ground and basement which interconnects with Number 9 George Street which is arranged over basement, ground, first, second and third floors.

The property is currently configured to provide a restaurant within the basement and upper floors.

The two buildings were combined in the 1980s and the property offers the potential to operate a range of businesses.

TENURE

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

RENT

£85,000 per annum exclusive, subject to contract.

VAT

All figures are exclusive of VAT, if applicable.

ACCOMMODATION

Property (NIA)	M ²	Ft ²
Ground Floor Sales	250.46	2,696
First Floor Sales / Ancillary	75.71	815
Second Floor Ancillary	87.79	945
Third Floor Residential	69.68	750
Basement Kitchen / Ancillary	250.46	2,696
Total	734.10	7,902

BUSINESS RATES

Current Rateable Value: £62,000

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.

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.

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IMPORTANT INFORMATION

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