# TO LET

## **Bath - 3-4 Northumberland Place**

Attractive retail opportunity



## Retail

0117 923 9234



#### Location - BA1 5AR

The City of Bath attracts 5.8 million tourists annually and is one of the few in the world to be named a UNESCO World Heritage Site.

The property is situated in Northumberland Place, a boutique pedestrianised retail location in the heart of Bath City Centre with a direct link to Union Street, the prime retail spine of the city. Nearby retailers include **Cafe Nero, Patisserie Valerie, Rosarios** and **Coeur de Lion**.

#### **Description**

The property comprises attractive sales accommodation over ground floor with office/storage space at basement, first and second floor level along with kitchen and WC facilities.

#### Accommodation

The premises provide the following approximate net internal floor areas:-

<b>Basement store</b>	39.67 sq m	427 sq ft
<b>Ground floor sales</b>	46.61 sq m	502 sq ft
First floor store	44.58 sq m	480 sq ft
Second floor	54.9 sq m	591 sq ft

#### **EPC**

The energy performance certificate provides a rating of 129 (F), a full copy of which is available on request.

#### **Terms**

The property is available by way of a new lease for a term of years to be agreed.

#### Rent

£45,000 per annum.

#### Rates

Rateable Value: £43,250.00

**UBR 49.70p** 

Rates Payable: £21,495.25

Please verify the actual rates payable with the local authority.

### **Legal Costs**

Each party to be responsible for their own legal costs incurred in the transaction.

#### **Viewing**

For further information or to arrange an inspection, please contact:

## **Jack Davies**

Direct Dial: 0117 946 4522 Mobile: 07901 853 503

Email: jack.davies@htc.uk.com

or

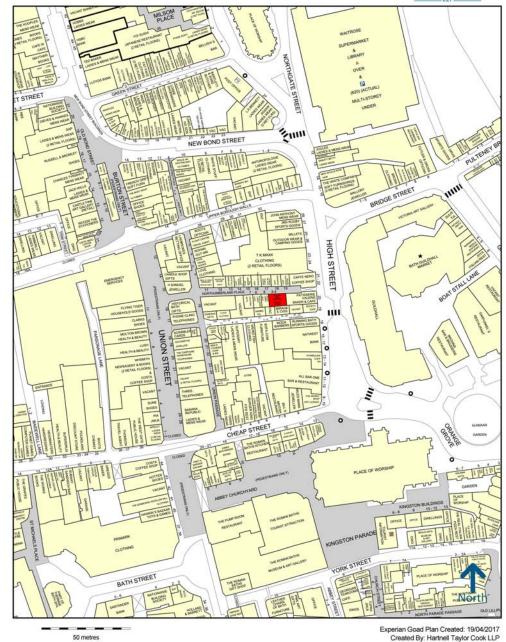
#### **Richard Saunders**

Direct Dial: 0117 946 4521 Mobile: 07825 382835

Email: richard.saunders@htc.uk.com







Map data

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