

TO LET

Bath - 3-4 Northumberland Place

Attractive retail opportunity

Hartnell 
Taylor Cook
LLP

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:-

Basement store	39.67 sq m	427 sq ft
Ground floor sales	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

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or

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