



**3-4 Northumberland Place  
Bath  
BA1 5AR**

**Attractive Retail Unit To Let**

**Total Size Approximately 185.81 Sq M (2,000 Sq Ft)**

- **Good Pedestrian Footfall**
- **Wide Frontage Onto Northumberland Place**
- **Close To Roman Baths, Bath Abbey & Other Tourist Attractions**
- **Nearby Retailers Include Café Nero, Patisserie Valerie & Neal's Yard**

## LOCATION

The property is situated in the busy pedestrianised street of Northumberland Place. Union Street, which forms the prime retail spine heading north from SouthGate Shopping Centre to Milsom Street, is located a short walk away. Other retailers in the immediate vicinity include Café Nero, H Samuel Jewellers, Scribbler, Neal's Yard and JOY, together with other multiple retailers on Union Street. There is also a community of thriving independents on Northumberland Place itself and a number of jewellery and gift retailers including Bill Skinner Studio, Nicholas Wylde, Crystals and Philip James.

## DESCRIPTION

The premises comprises a mid-terraced Grade II Listed Georgian property built over basement, ground, first and second floors. The first second and basement floors provide good open plan ancillary space with W/C and kitchenette. The property benefits from a wide frontage onto Northumberland Place.

## TERMS

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

## ACCOMMODATION

The premises extend to the following approximate floor areas:

ACCOMMODATION	Sq Ft	Sq M
Basement Store	427	39.67
Ground Floor Sales	502	46.61
First Floor Store	480	44.58
Second Floor	591	54.95
<b>TOTAL</b>	<b>2,000</b>	<b>185.81</b>

Net Frontage:	8.57 Metres	(28 Feet)
Gross Frontage:	9.36 Metres	(31 Feet)

## RENTAL

£45,000 per annum exclusive.

## RATEABLE VALUE

Rateable Value: £43,250

Rates Payable (2017/2018): £20,716.75

This is an estimate only and takes no account of possible transitional adjustment.

## VAT

Figures are exclusive of VAT, if applicable.

SUBJECT TO CONTRACT

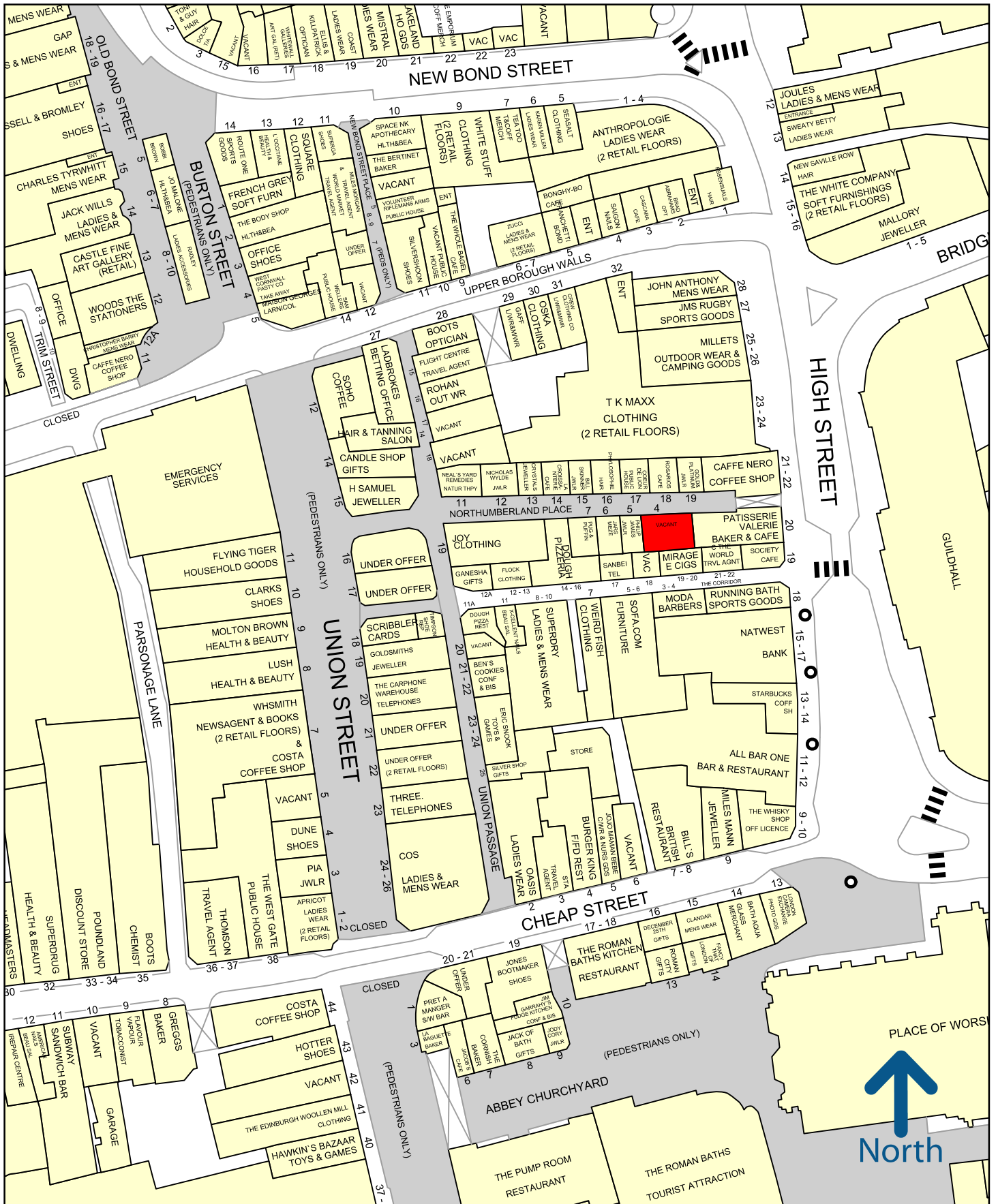
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### IMPORTANT INFORMATION

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**Carter Jonas**



50 metres

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