



GROUND FLOOR & BASEMENT, 15 CHEAP STREET, BATH, BA1 1NA
TOTAL GROUND FLOOR SALES SPACE – 26.66 M² (287 FT²)

LOCATION

Bath is a city of international report, located approximately 100miles west of London and 13 miles east of Bristol. It is set within a landscape and built environment of the highest quality, with a residential population of over 80,000 and annual visitor numbers exceeding 4 million at the last Census.

Bath is served by excellent transport links, including frequent train services to Bristol Temple Meads and London Paddington.

The property is located on Cheap Street, in the heart of historic Bath. Nearby retailers include JoJo Maman Bebe, COS, All Bar One, Bill's Restaurant and Miles Mann Jewellers. The popular tourist attraction, Bath Abbey and The Roman Baths are also in very close proximity.

DESCRIPTION

The property comprises open plan retail accommodation on the ground floor with ancillary basement storage space. W/C and Kitchen facilities are located at basement level.

ACCOMMODATION

Areas (NIA)	M ²	Ft ²
Ground Floor Sales	26.66	287
Basement Ancillary	29.73	320
Total	56.39	607

RENT

£28,000 per annum. Subject to contract

TERMS

New effectively full repairing and insuring lease for a term to be agreed.

VAT

All figures are exclusive of VAT, if applicable.

BUSINESS RATES

Interested parties are advised to confirm their estimated business rate by contacting the Local Authority.

Rateable Value 2020/21: £26,250

Estimated Rates Payable 2020/21: NOT APPLICABLE until March 2021.

ENERGY PERFORMANCE CERTIFICATE

The certificate can be made available to interested parties upon application.

COSTS

Each party is responsible for its own legal costs incurred in this transaction.

VIEWINGS

Viewings are strictly by prior appointment with sole agents Carter Jonas LLP on 01225 747260.

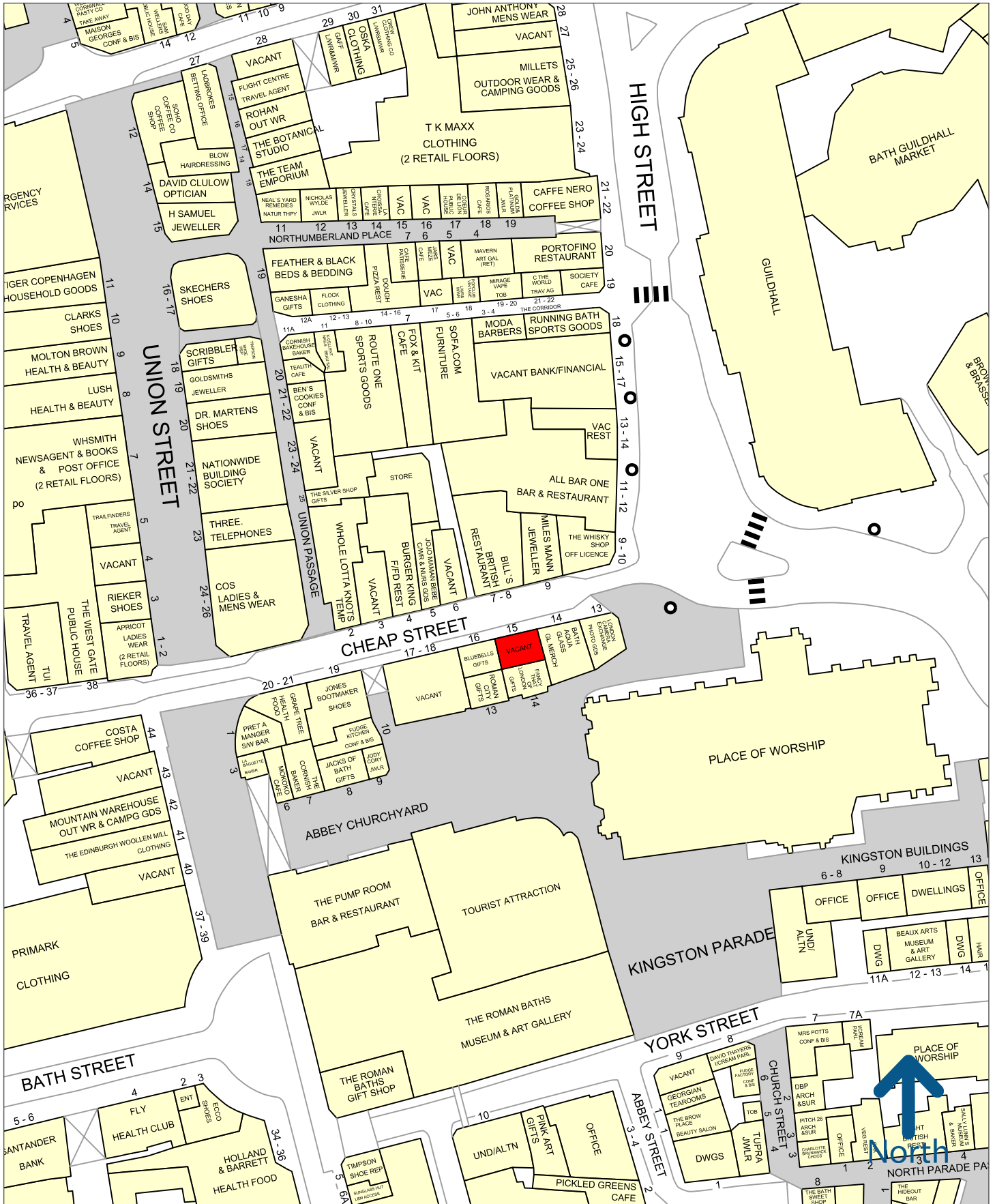
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50 metres

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Created By: Carter Jonas LLP



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