



Ground Floor and Basement
2 Kingsmead Street
Bath
BA1 2AA

Attractive A1 Retail Unit

Total Sales Approximately 47.75 Sq M (514 Sq Ft)

- Popular Location Near To Kingsmead Square
- Attractive Georgian Frontage
- Nearby Occupiers Include Boston Tea Party, The Kingsmead Kitchen and Swoon Gelato

LOCATION

The city of Bath is accessed via junction 18 of the M4 and the A46 southbound, therefore providing good commuter routes to the South West.

The property is located on Kingsmead Street, an attractive location within the heart of Bath which provides good access to the city's core retail zone. The nearby area of Kingsmead Square is a popular tourist spot, hosting a variety of retailers including Boston Tea Party, The Kingsmead Kitchen, The Stable and Swoon Gelato, as well as a variety of office tenants.

DESCRIPTION

The ground floor and basement form part of a five storey Georgian terraced property situated on the northern side of Kingsmead Square. The premises are Grade II listed with Bath stone elevations and a slate roof. The ground floor has a large frontage onto Kingsmead Street and provides open plan sales with ancillary accommodation in the basement.

FURTHER INFORMATION

Should you require further information please contact:

carterjonas.co.uk

RENTAL

£22,000 per annum exclusive, subject to contract.

VAT

VAT is exclusive, if applicable.

BUSINESS RATES

Current Rateable Value: £13,500

Current Rate in the £ (2019/20): 0.504

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

Depending on individual circumstances, the tenant may be entitled to Small Business Rates relief.

ACCOMMODATION

Property (NIA)	Sq M	Sq Ft
Ground Floor	47.75	514
Basement	30.29	326
Total	78.04	840

TERMS

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

EPC

An EPC has been commissioned.

VIEWINGS

All viewings should be made through the sole agent, Carter Jonas 01225 747260.

SUBJECT TO CONTRACT

Carter Jonas

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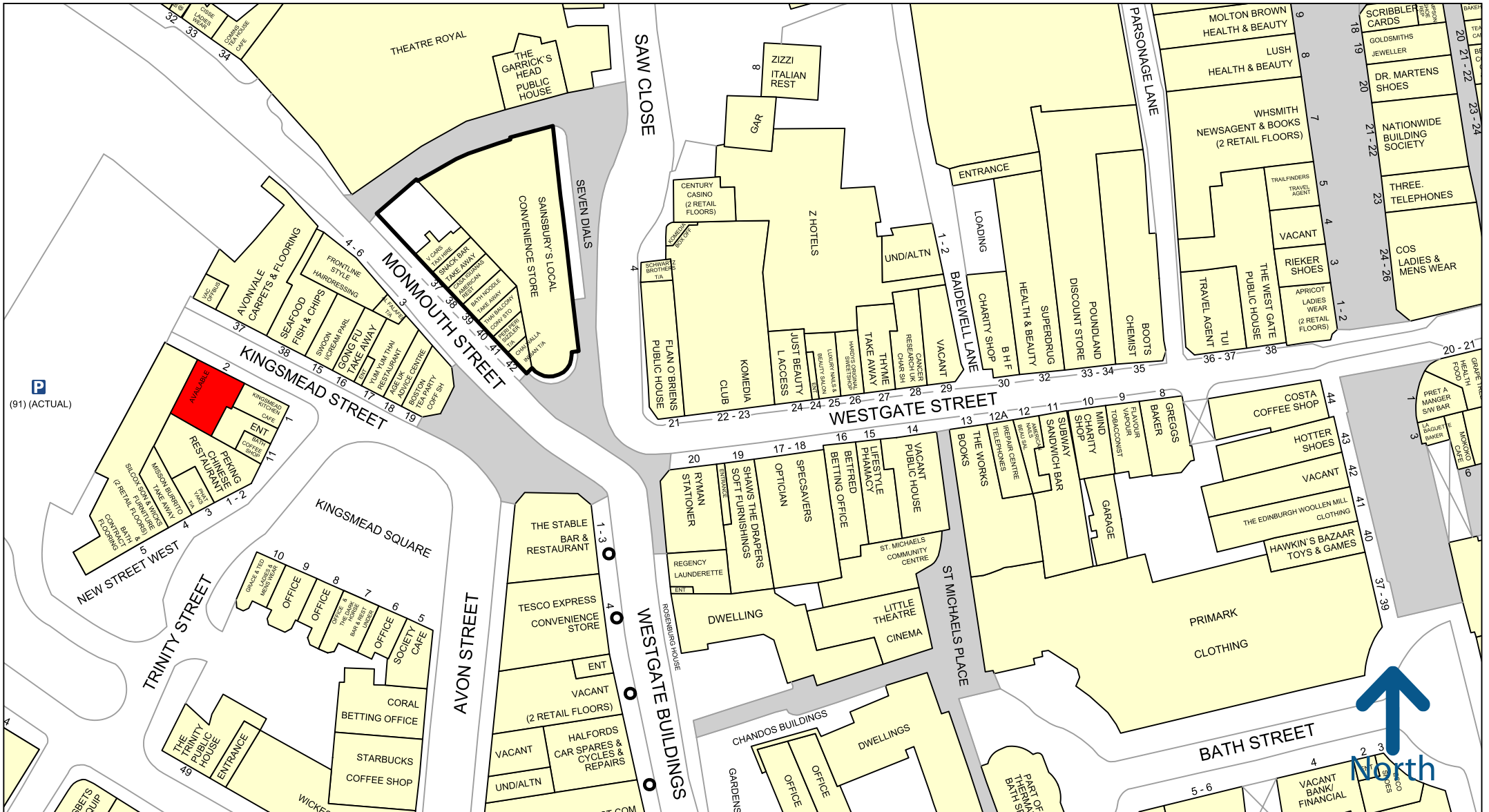
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IMPORTANT INFORMATION

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Carter Jonas



(91) (ACTUAL)

50 metres

Experian Goad Plan Created: 23/11/2018
Created By: Carter Jonas LLP



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