

PROMINENT RETAIL UNIT

Carter Jonas



**GROUND FLOOR & BASEMENT
6 UPPER BOROUGH WALLS
BATH
BA1 1RG**

Attractive Prime A1 Retail Unit

**Total Sales approximately 42.74 SqM
(460 SqFt)**

- High Footfall Location
- High Quality Interior
- Nearby Retailers Include Franchetti Bond, Crew, Zucci & SOHO Coffee

LOCATION

The city of Bath is accessed via the national motorway network at junction 18 of the M4 and the A46 southbound respectively, thus providing good commuter routes to the South West, South Wales and the West Midlands. The city of Bristol is situated approximately 12 miles north west of Bath and can be accessed via the main A4 highway which ultimately links Bath with Bristol.

The property is situated on Upper Borough Walls which leads from Northgate Street to Union Street and beyond. Upper Borough Walls runs perpendicular to the main retail shopping spine of Bath.

Nearby retailers include Anthropologie, Mallorys, Crew Clothing, White Company, John Anthony menswear and Franchetti Bond. Waitrose/John Lewis and the tourist attraction of Pulteney Bridge are a short walk away.

DESCRIPTION

The Grade II Listed property is mid-terraced and is arranged over ground floor and basement. The ground floor provides open plan sales with ancillary space, whilst kitchen and W/C facilities are located at basement level.

FURTHER INFORMATION

Should you require further information please contact:

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale

RENTAL

£40,000 per annum exclusive. Subject to contract.

VAT

Figures are exclusive of VAT, if applicable.

TENURE

The premises are available by way of a new effective full repairing and insuring lease, subject to a service charge, on terms to be agreed. Service charge information is available on request to interested parties.

ACCOMMODATION

Property (GIA)	Sq M	Sq Ft
Ground Floor Sales	42.74	460
Basement Ancillary	28.78	310
Total	71.52	770

MARKET OVERVIEW

Bath is one of the strongest retail and leisure locations in the UK, with the total floor space in Bath estimated at 1.43 million sq ft. PROMIS have ranked Bath third strongest based on requirements alone and historically vacancy rates have always been very low.

FLOOR PLANS

PDF floor plans are available to interested parties on request.

VIEWINGS

All viewings should be made through the sole agents Carter Jonas 01225 747260

BUSINESS RATES

Current Rateable Value: £37,750

Current Rate in the £1 (2017/18): 0.479

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

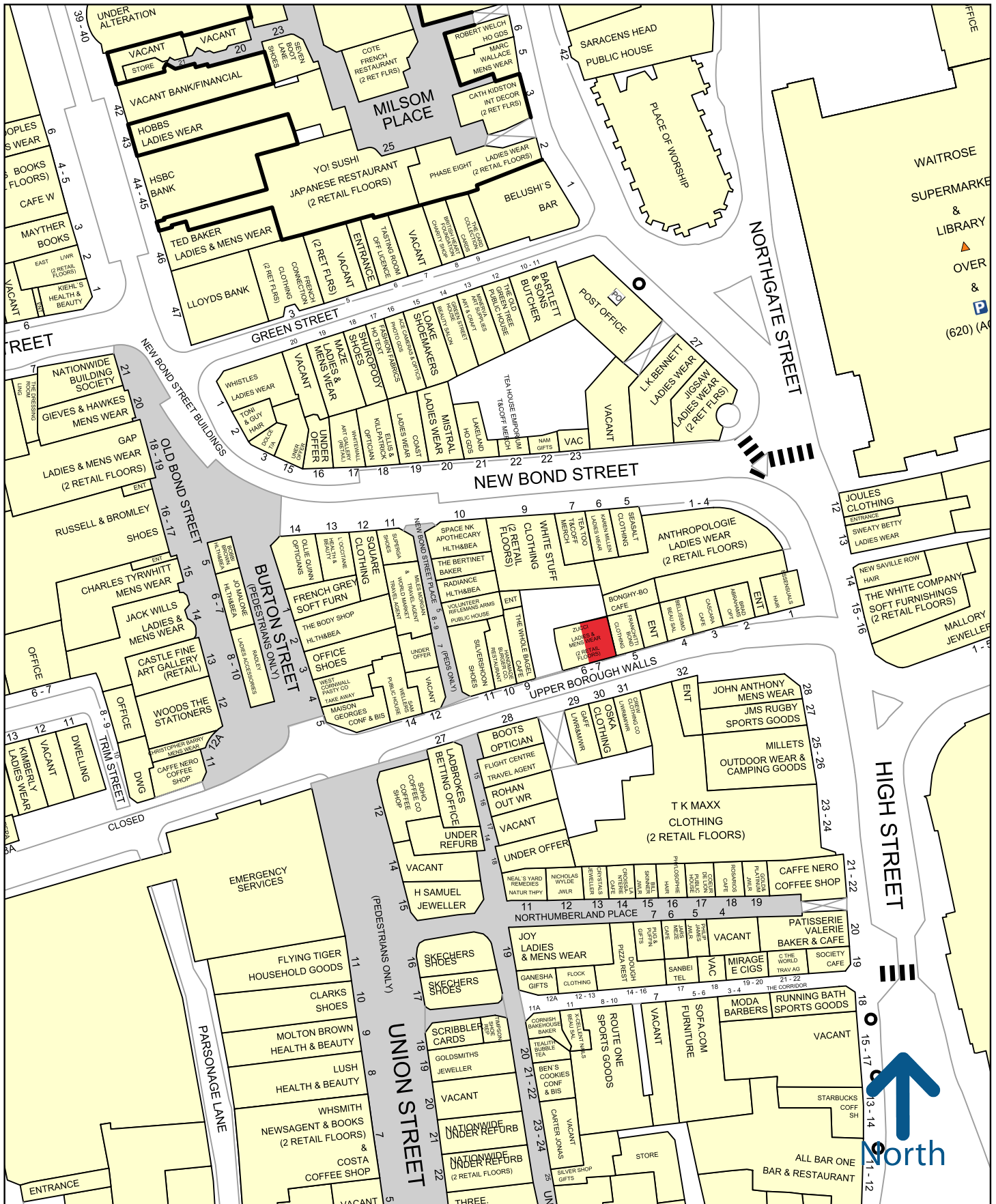
Tim Brooksbank MRICS

01225 747266 | 07880 201742
tim.brooksbank@carterjonas.co.uk
St James House, Lower Bristol Road, Bath, BA2 3BH

Mike McElhinney FRICS

01225 747274 | 07774 486606
mike.mcelhinney@carterjonas.co.uk
St James House, Lower Bristol Road, Bath, BA2 3BH

Carter Jonas



Experian Goad Plan Created: 01/11/2017

Created By: Carter Jonas LLP

50 metres



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011