



7 Cork Place
Upper Bristol Road
Bath
BA1 3BB

Ground Floor Retail Premises

Approximately 42.57 Sq M (458 Sq Ft) Retail Area

- Prominent Location On Upper Bristol Road
- Popular Shopping Parade
- Extensive Lease Incentives Available
- Potential For A Variety Of Uses (Subject To Planning)

LOCATION

The property is situated on Cork Place on the Upper Bristol Road, just to the west of Bath city centre. This is one of the main arterial routes into Bath from Bristol and the area is popular for shops, cafes and takeaways, as well as being a popular residential area.

Bath itself is a UNESCO World Heritage City located in South West England. The city boasts a reputation as the region's premier retail destination and has an enviable reputation as one of the most fashionable retail areas outside of London.

DESCRIPTION

The property is a mid-terraced ground floor retail unit. The property consists of two main retail rooms with a store room/office to the rear. Externally, there is a yard area and a lean-to shed and WC.

The property is in need of a substantial refurbishment but significant incentives are available dependent on lease terms.

TERMS

The property is available by way of a new Lease for a term of years to be agreed. Incentives are available dependent on lease terms.

ACCOMMODATION

The premises extend to the following approximate floor areas:

ACCOMMODATION	Sq M	Sq Ft
Retail Area	42.57	458
Store	11.23	121
TOTAL	53.80	579

RENTAL

£8,000 per annum exclusive.

RATEABLE VALUE

Rateable Value: £6,900

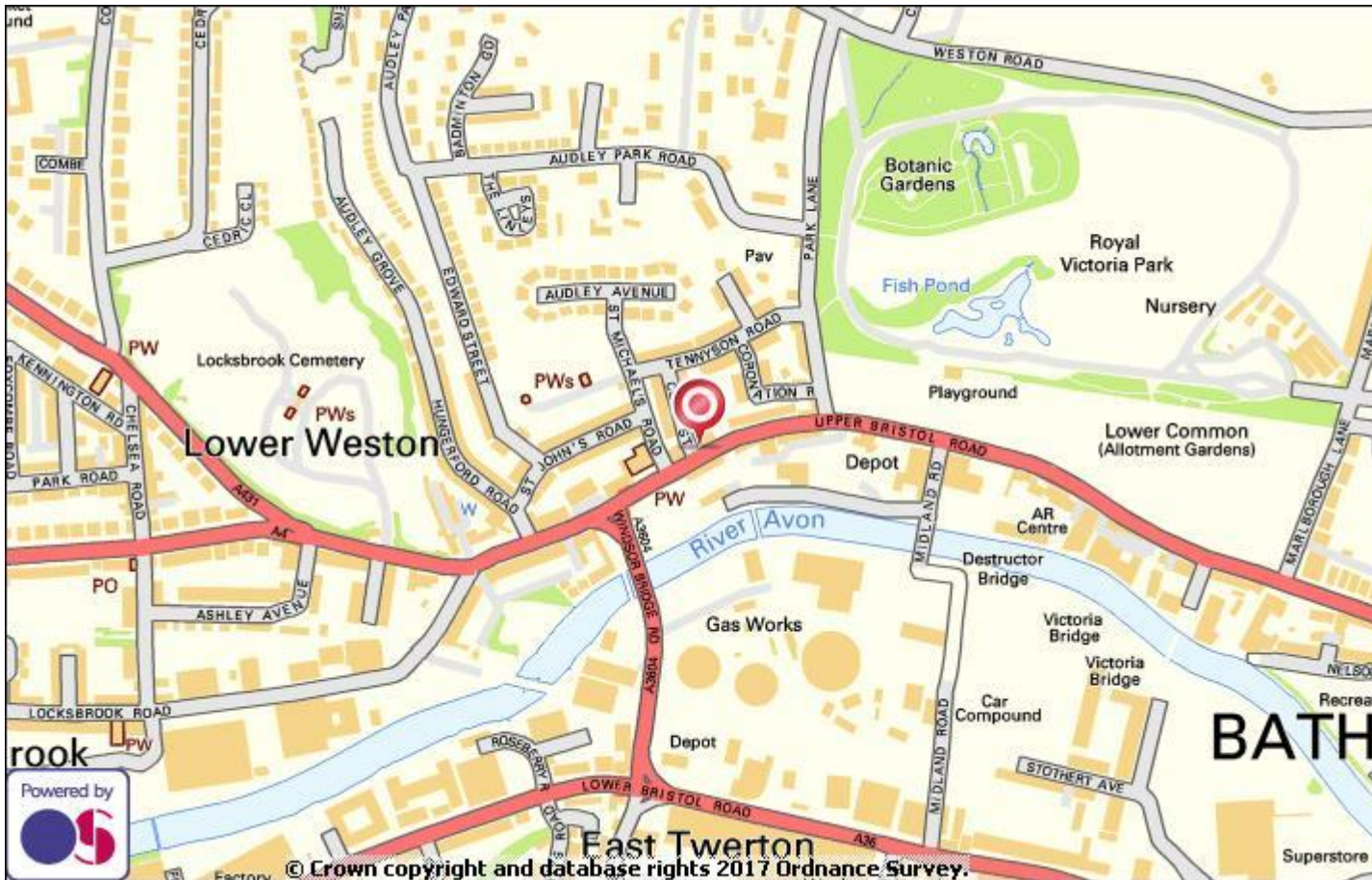
Rates Payable (2017/2018): £3,305.10

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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