

RETAIL UNIT TO LET



RETAIL, LEISURE & HOTELS

GROUND & FIRST FLOOR, 18 UNION PASSAGE, BATH, BA1 1RE TOTAL SALES OVER GROUND & FIRST FLOORS – APPROXIMATELY 110.79 M² (1,193 FT²)

LOCATION

Situated parallel to Union Street in the heart of historic Bath's retail core. The premises benefit from good pedestrian flow down the picturesque Georgian backstreet. Nearby retailers include Neal's Yard Remedies, Feather & Black, Bertinet Bakery, The Silver Shop Of Bath, Ben's Cookies, Dough Pizzeria and Boots Opticians.

DESCRIPTION

The recently refurbished premises are arranged over ground and first floor with plenty of ancillary space, including a mezzanine. W/C and kitchen facilities are located on the first floor.

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.

ACCOMMODATION

Property (NIA)	M ²	Ft ²
Ground Floor Sales	62.22	670
First Floor Sales	48.57	523
Mezzanine Ancillary	20.73	223
First Floor Ancillary	8.28	89
Total	139.80	1,505

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed to achieve an Energy Performance Asset Rating of 103 (band E).

CONTACT :

Tim Brooksbank MRICS

01225 747266 | 07880 201742

tim.brooksbank@carterjonas.co.uk

Wil Prytherch

0117 403 9948 | 07557 286765

wil.prytherch@carterjonas.co.uk

Carter Jonas LLP

5 & 6 Wood Street, Bath, BA1

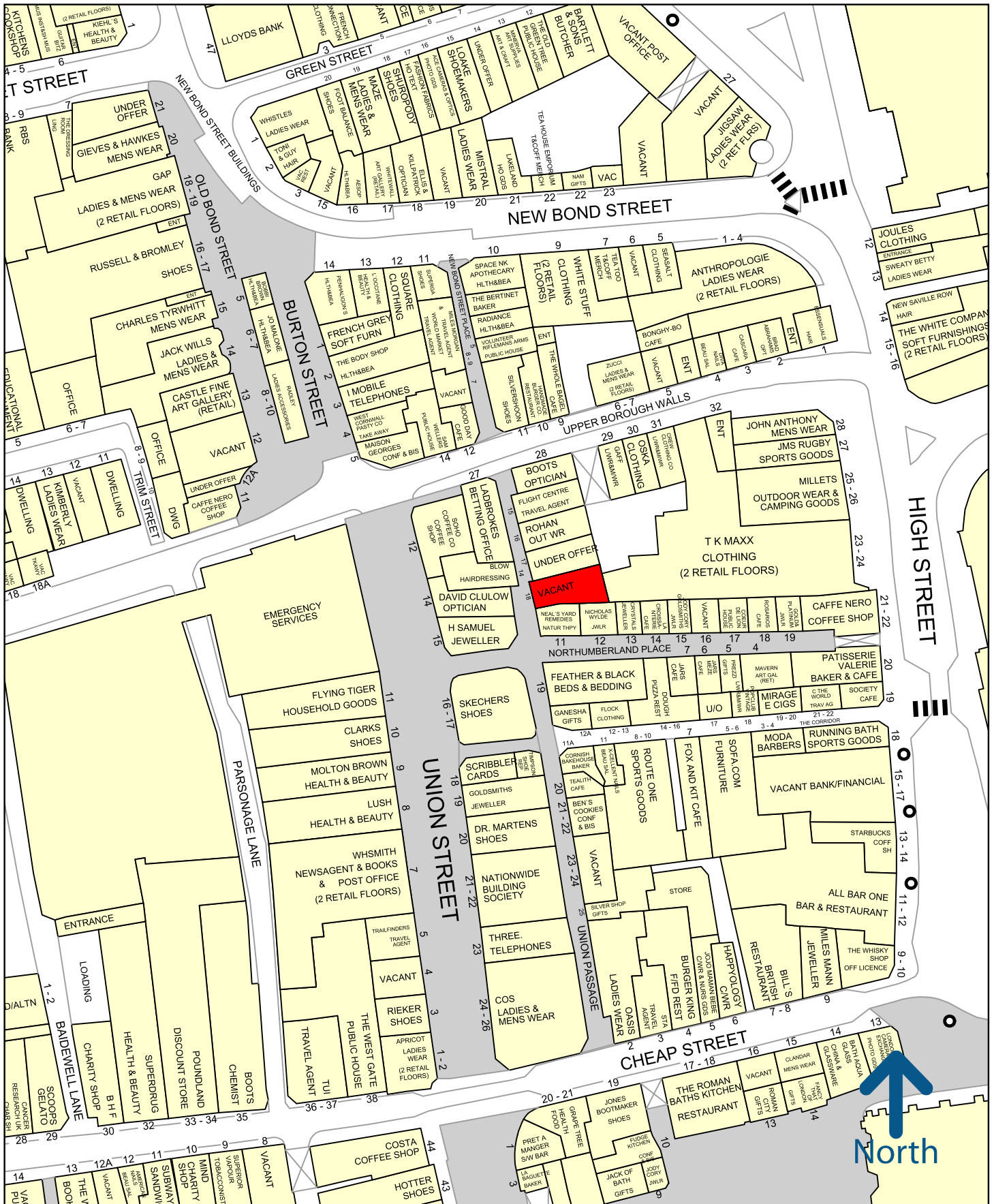
2JQ |

carterjonas.co.uk/commercial

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents or that Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Carter Jonas



50 metres

Experian Goad Plan Created: 26/03/2020

Created By: Carter Jonas LLP



Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885

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