



## 36-37 Milsom Street Bath

- Prime unit
- High Footfall
- Character building

### Prime lease for sale

(Subject to relocation)

#### Location

Located in a prime position on Milsom Street. Nearby retailers include Reiss, The Ivy, Jolly's, The Kooples, Gap Kids and T M Lewin.

#### Description

The property comprises a prime retail unit with accommodation on ground, basement and first floors.

#### Tenure

The property is available by way of a new lease for a term to be agreed.

#### Rent

£125,000 per annum exclusive

#### Accommodation

Approximate net internal areas:

Ground Floor	2,285 sq ft	212.29 sq m
First Floor	1,788 sq ft	166.16 sq m
Basement	812 sq ft	75.46 sq m

**Total: 4,885 sq ft 453.91sq m**

(Interested parties are advised to verify these areas on site by prior appointment)

#### VAT

All figures are quoted exclusive of VAT, if applicable.

#### EPC

The Energy Performance Certificate for the unit is available upon request.

#### Business Rates

Rateable Value	£180,500
Rates Payable (19/20)	£90,972

Interested parties should make their own enquiries with Bath Council (01225 477 777).

#### Viewing

Staff are unaware of the pending disposal; therefore, viewing is strictly by prior appointment through sole agents Harper Dennis Hobbs:

#### Subject to contract

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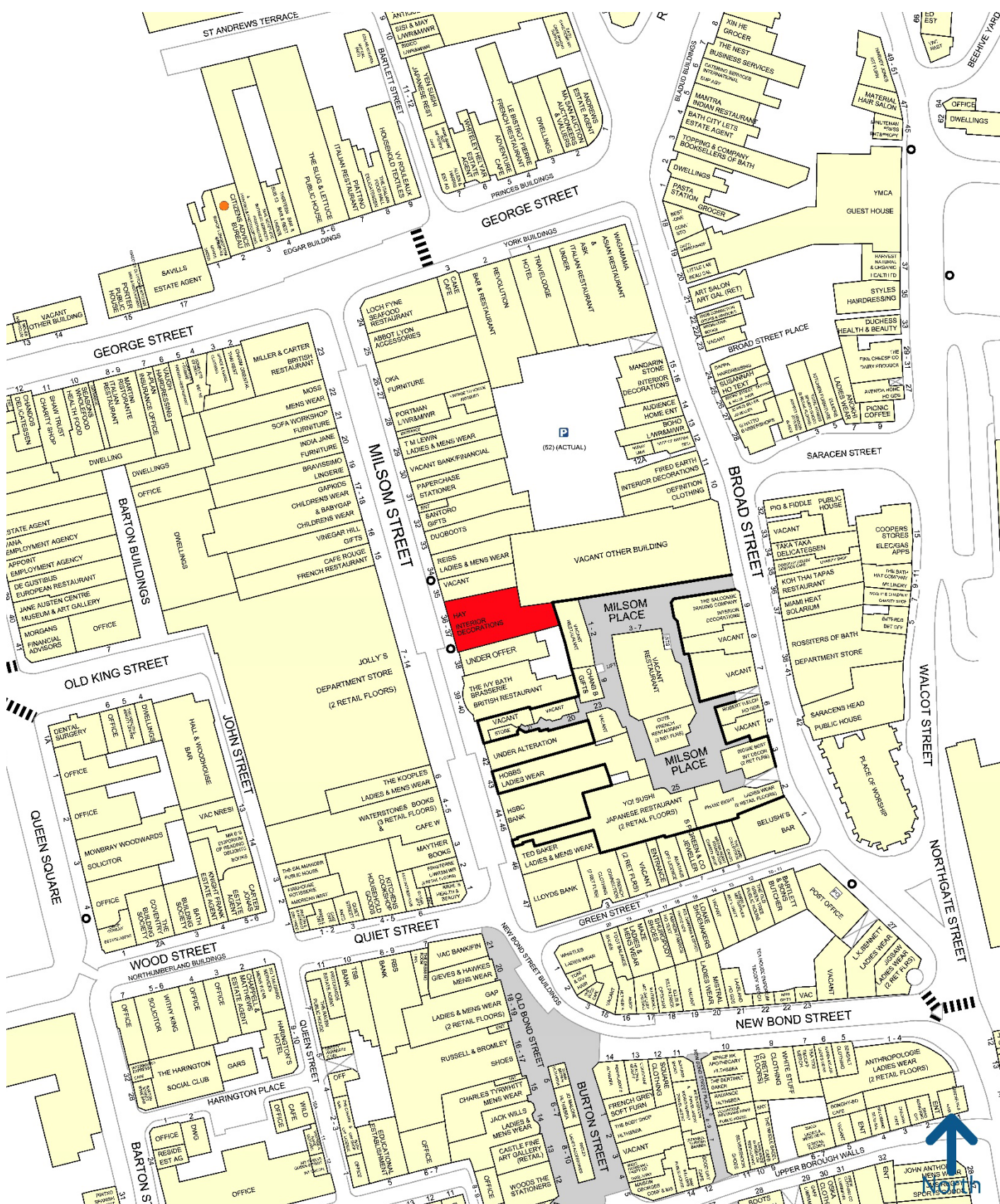
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