



134 Wells Road, Bath – TO LET

£15,000 per annum

COOPER
AND
TANNER

134 Wells Road, Bath, BA2 3AH

To Let - £1,250 pcm

Description

A well-presented double fronted retail premises prominently positioned along the busy Wells Road in Bath, benefiting from excellent visibility and consistent passing footfall. Formerly operating as a beauty salon, the property is ideally suited to a variety of retail, office, clinic, studio or service-based uses, subject to any necessary consents.

The accommodation is arranged to provide an attractive and welcoming main reception/retail area, complemented by two separate treatment or consulting rooms offering flexible internal layout options. To the rear, the property benefits from a newly decorated kitchen area together with WC facilities and access to a small shared courtyard.

The versatile layout and strong roadside presence make the premises well suited to occupiers seeking a highly visible location within a well-established residential and mixed-use area of Bath.

Location

What3Words Location: ///stable.layers.issued

Situated approximately a 15-minute walk from Bath city centre, Wells Road is a popular secondary trading location serving the surrounding residential neighbourhoods and local businesses. The property enjoys convenient access to local amenities, public transport links and nearby arterial routes into the city.

Please note that the property does not include allocated parking; however, on-street parking is available in the surrounding area.

Business Rates

Rateable Value - £10,000 (2026 List). For confirmation on rates payable, please rely on your own enquiries of the local billing authority.

Commercial Lease Code

Prospective tenants should seek professional advice from a qualified property adviser before entering a legally binding contract. Information can be found via: <http://www.leasingbusinesspremises.co.uk>

Planning

Local authority Bath and North east Somerset (BANES). Interested parties should rely on their own enquiries in respect of any planning history, opportunities and existing consented uses with the local planning authority.

VAT

We understand the property is not elected for VAT.

Energy Performance Certificate

To be reassessed.

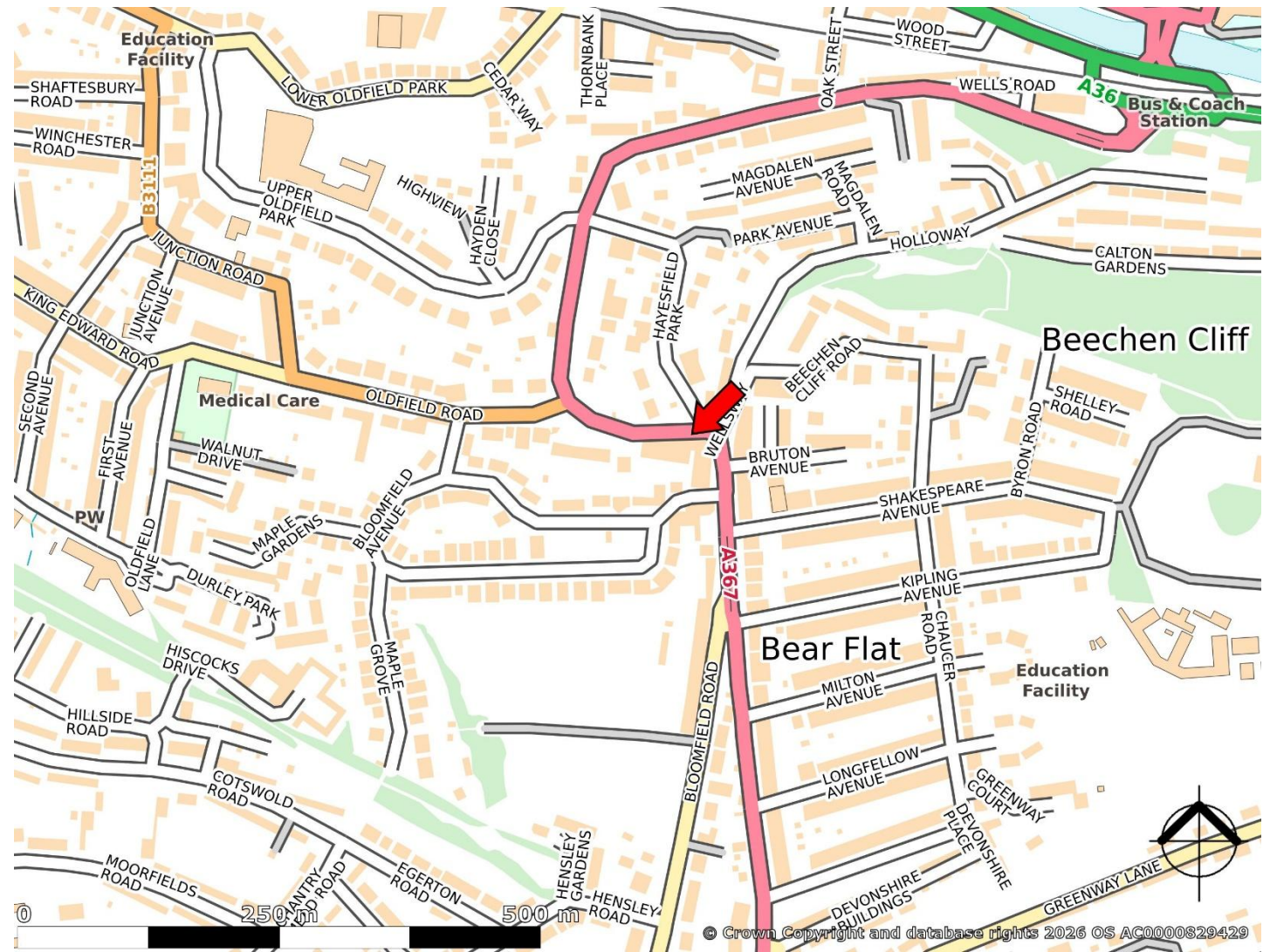
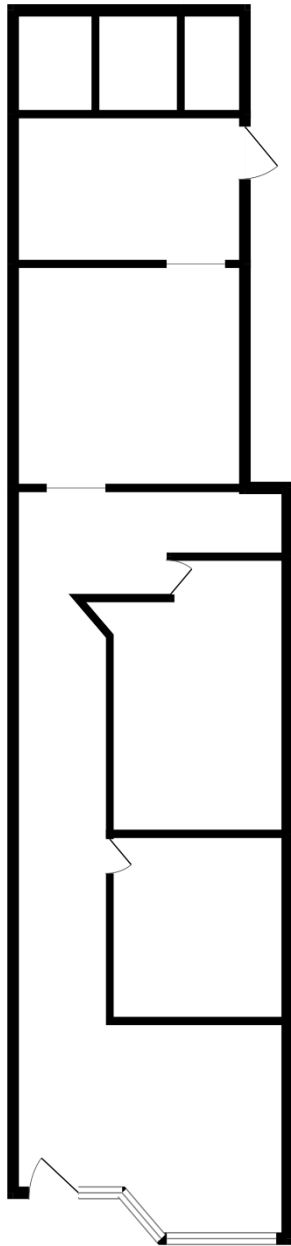
Services and Fixtures & Fittings

We understand the property is connected to mains water and electricity. No tests have been carried out on any appliances or services at the premises and neither the vendors nor their agents give any warranty as to their condition. All fixtures, fittings and trading equipment are excluded unless otherwise mentioned in these particulars.

Viewings

Strictly by prior appointment with the selling agent.





ENQUIRIES / VIEWINGS:
Commercial Department
0345 034 7758 / Commercial@cooperandtanner.co.uk
www.cooperandtanner.co.uk

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
V1/May 2025