

# 44/45 Milsom Street, Bath

Attractive retail premises in prime position - Immediately available

**Hartnell**  
**TaylorCook**



## Contact

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### LOCATION - BA1 1DN

The property is situated on Milsom Street in the city of Bath. With a population of around 90,000, Bath's compact visitor-friendly centre is host to a wealth of places to eat and drink and a wide variety of retailers. Bath also provides a remarkable collection of museums, galleries and other attractions, which pull some 6.25 million tourists annually.

The subject premises occupy a prime trading position on Milsom Street, adjacent to Hobbs and Ted Baker, and directly opposite Waterstones. Other nearby occupiers include The Ivy, Jolly's Department Store and Mulberry.

### DESCRIPTION

The building Grade II listed and the demise is arranged over basement, ground, first, second and third floors.

### ACCOMMODATION

The demise provides the following approximate net internal floor areas:

Basement:	199.95 sq m	(2,149 sq ft)
Ground floor:	178.84 sq m	(1,925 sq ft)
Ground floor store:	25.92 sq m	(279 sq ft)
First floor offices:	68.75 sq m	(740 sq ft)
Second floor offices:	120.77 sq m	(1,300 sq ft)
Third floor offices:	87.33 sq m	(940 sq ft)

Consideration will be given to letting the ground and basement floors separately. The first, second and third floors are therefore available individually and accessed by the existing self-contained access.

### TERMS

The property is available by way of a new lease on terms to be agreed.

### RENT

On request.

### PLANNING

The unit currently benefits from an A2 (Financial & Professional Services) use. However, alternative uses will be considered.

### RATES

Rateable Value: £220,000

UBR: £0.504

Rateable Value: £110,880

Please verify actual rates payable with the local authority.

### EPC

To be confirmed

### LEGAL

Each party is to be responsible for their own legal costs incurred in the transaction.

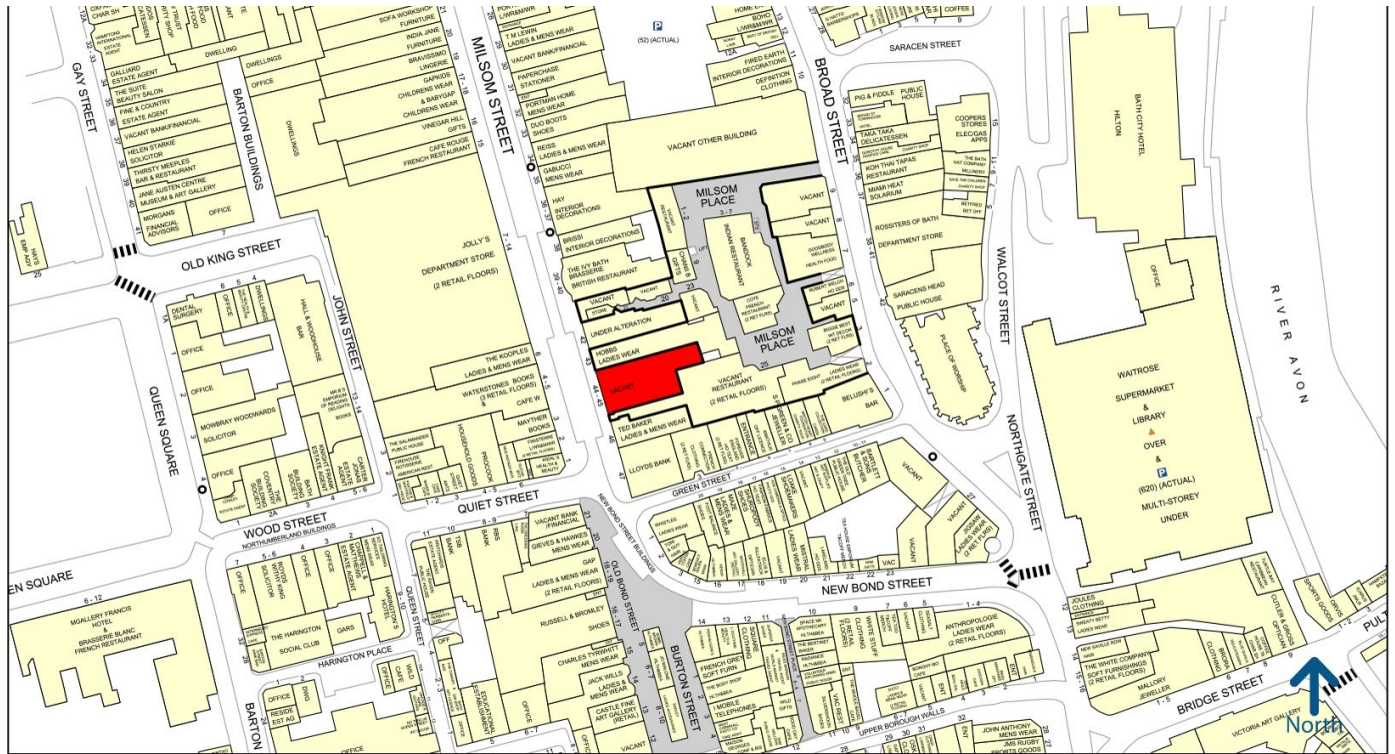
### VIEWING

For more information or to arrange a viewing, please contact the above.

Bristol Office  
Somerset House  
18 Canynge Road  
Clifton  
BS8 3JX  
T. 0117 923 9234  
[htc.uk.com](http://htc.uk.com)

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