



Prime Retail Unit

STAFF UNAWARE

Subject To Relocation

RETAIL - HIGH STREET

TO LET

- Split over basement, ground and first floor
- Prime position on New Bond Street
- Highly prominent
- High footfall location
- Nearby occupiers include Space NK, T2 Tea, Seasalt, Jigsaw, Anthropologie, Mistral and Supergra

# 8-9 NEW BOND STREET, BATH, BA1 1BE

## OVERVIEW

Rent	£325,000 per annum passing
Rates Payable	£144,640 per annum based on 2020/2021 valuation
Rateable Value	£282,500
EPC Rating	D (80)

## DESCRIPTION

The premises occupies a prominent location on New Bond Street, adjacent to popular multi-national retailers. The property benefits from ground and first floor sales area plus a basement store. Gross frontage of 14.21m and depth of 24.36m.

## LOCATION

Situated in the heart of Bath, New Bond Street transects Milsom Street and Burton Street/Old Bond Street. This has resulted in the street becoming one of the main thoroughfares to the John Lewis Partnership/Waitrose store.

## ACCOMMODATION

The accommodation comprises of the following

Name	Sq ft	Sq m
Ground – sales area	2,744	254.93
1st – sales area	1,407	130.71
Building – ancillary	2,047	190.17
Total	6,198	575.81

## VIEWINGS

Viewings strictly to be arranged through Dan Peake and Jonny Goldstone at Montagu Evans.

## TERMS

The property is confidentially available by way of an assignment of the existing lease expiring 30th July 2025.

## PLANNING

A1



## VIEWING & FURTHER INFORMATION

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# Energy Performance Certificate

## Non-Domestic Building

8-9 New Bond Street

BATH

BA1 1BE

**Certificate Reference Number:**

0712-3039-0516-0300-8021

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient

**A+**

..... Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

◀ **80**

This is how energy efficient the building is.

Less energy efficient

### Technical information

Main heating fuel: Grid Supplied Electricity  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 705  
Building complexity (NOS level): 4

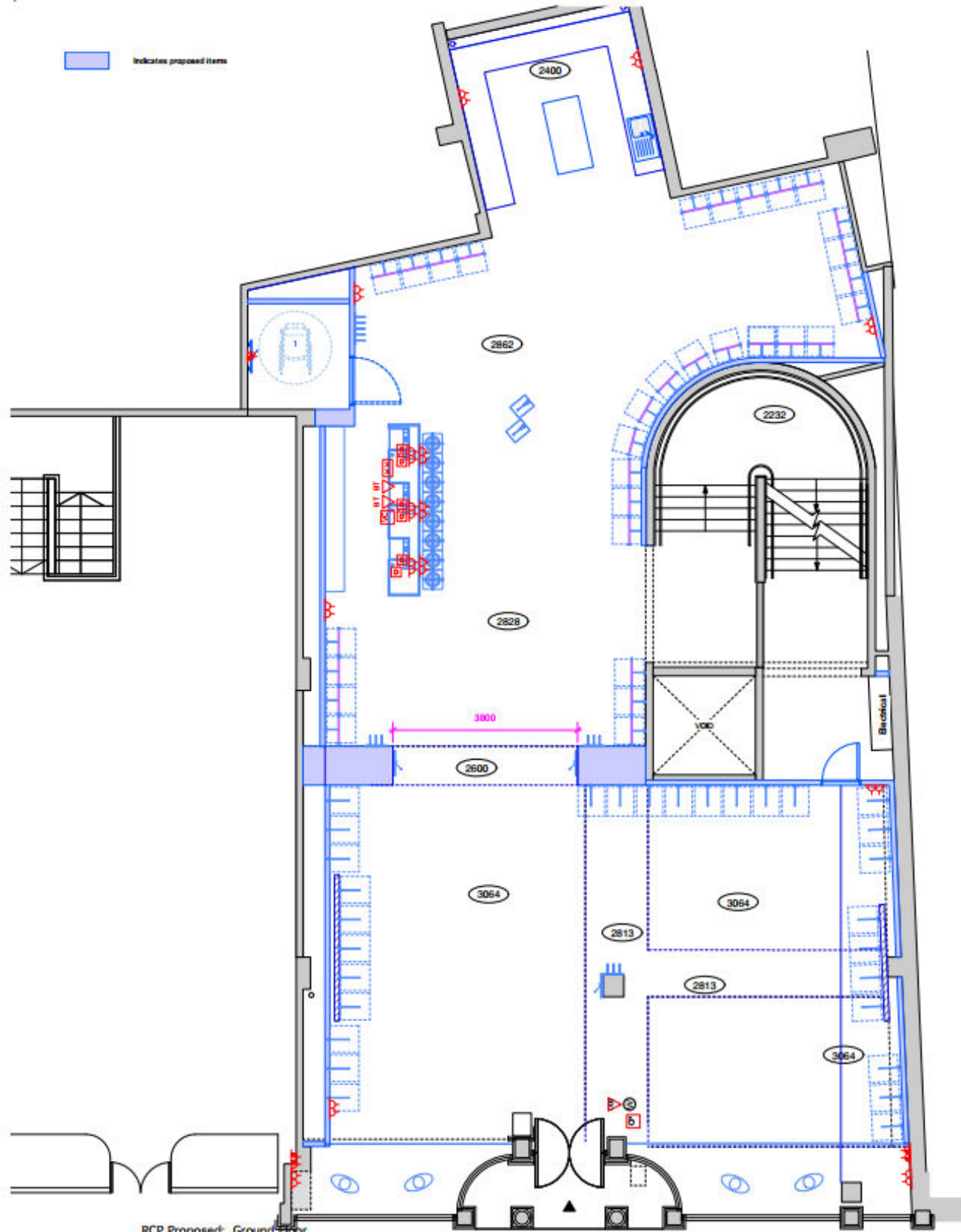
### Benchmarks

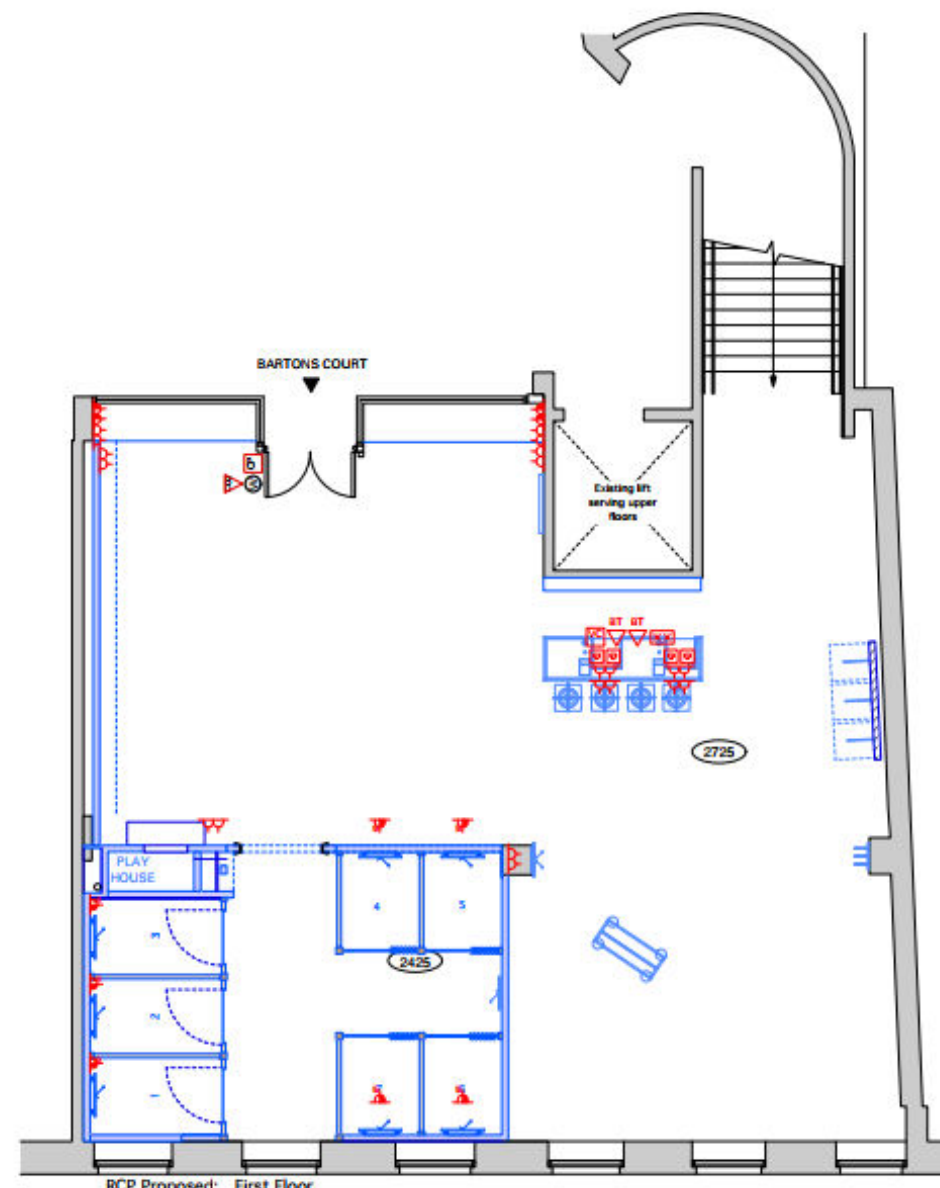
Buildings similar to this one could have ratings as follows:

**59** If newly built

**93** If typical of the existing stock

Indicates proposed items



Rev	Date	Notes
C	2016/01/11	Final design
B	2016/01/11	Designs to be submitted
A	2016/01/11	Lighting revised
	2016/01/11	Final drawing
<b>AS BUILT</b>		
<b>Project</b>		
White Swift Bath		
4-0 New Speed Street		
Bath		
SA1 106		
<b>Drawing</b>		
Plans - Ground & First - Proposed		
RCP		
<b>Scale</b>		
1:50 (A1)		
<b>Drawn by</b>		
JC		
<b>Number</b>		
WSBA-GA005		
<b>Revision</b>		
C		



Indicates items to be demolished

Existing electrical installation to be retained and re-used where possible.  
Light fittings to be replaced, including Emergency Lights

All basement items to be thoroughly cleaned.  
Existing ironmongery to be serviced and replaced if necessary

All walls to be redecorated magnolia.  
Woodwork to be magnolia

New plant room to be created with half hour partition wall and new door

Office to have standard White Stuff installation for Data and Comms  
New Worktop and lighting to be replaced, new flooring and carpet tiles  
New wall heater  
New Yale lock to door

New flooring and vinyl tiles to lobby

Tiles in corridor to be cleaned and sealed, subject to Asbestos Report

Existing stockroom to be redecorated, light fittings to be replaced

Existing staffroom to be redecorated. Light fittings to be replaced.  
New wall heater

New sink unit and cupboard, with new tile splashback and wall cupboard to kitchen.  
Replace light fittings

Toilets to be replaced  
Service locks to doors  
New vanity unit and towel dispenser. Clean floor  
Clean sinks and replace tile splashback

One new toilet and one new sink, new flooring and manhole, replace light fittings  
New lock to door

New plant room to be cleaned and dust free  
NO DECORATION

PLANT EQUIPMENT

OFFICE

MEETING ROOM

VM STORE

1300 from floor

STAFFROOM

STOCKROOM

Large stockroom to be cleaned and dust free  
Decoration required

KITCHEN

WH

MH

Proposed Basement  
Scale 1:50

NOTE  
Wall leading to basement and soffit of stairs has an Artex wall coating which contains Asbestos.  
See separate Risk Assessment provided by Asbestos Contractors.  
Vinyl tiles to stairs have backing glue containing asbestos. Risk is low if undisturbed.  
SEE ASBESTOS REPORT

Total BoH  
227sqm  
2443sqft

New stud wall with vents

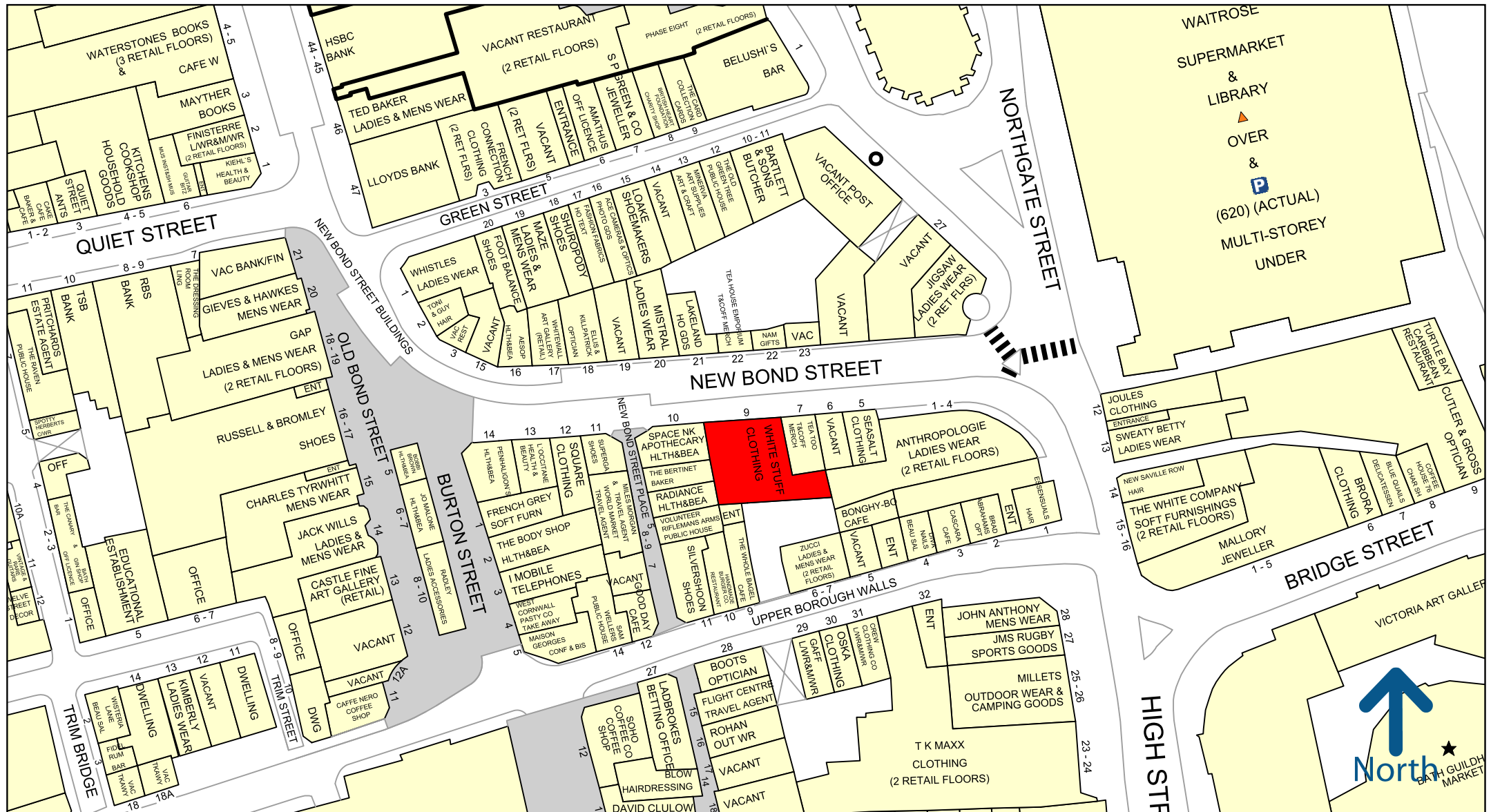
Rev	Date	Notes
1	2016/06/15	Wall to plant room shown
2	2016/06/15	Plan title added
3	2016/06/15	Room showing

AS BUILT

Project	White Stuff Bath 8-9 New Road Street Bath BA1 1LS
Drawing	Plans Basement Proposed
Scale	1:50 (A1)
Drawn by	JC
Number	Revision
WSBA3-GAB02	B

Do not scale from this drawing - except for planning purposes  
All dimensions are in millimeters, unless otherwise stated  
All dimensions must be verified on site and any discrepancies reported to BASL





45 metres

Experian Goad Plan Created: 31/01/2020

Created By: Montagu Evans

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