



GROUND & BASEMENT OF 38 MILSOM STREET, BATH

TOTAL GROUND FLOOR SALES SPACE - 107.47 M² (1,157 FT²)

LOCATION

Milsom Street is located at the northern end of Bath's retail shopping spine, which connects Union Street, Stall Street and the SouthGate Shopping Centre. The premises are located on the east side of Milsom Street in a highly prominent location. Milsom Street has a number of high-end homeware and fashion stores, as well as House of Fraser being opposite the property.

It is a vibrant and highly sought after retail destination, attracting both national and independent retailers including The Ivy Grill Brasserie, GAP, Paperchase, Abbott Lyon, Reiss, Ted & Muffy, OKA, Ted Baker, The Kooples and Waterstones.

DESCRIPTION

The Grade II Listed property is within the Bath Conservation Area and comprises basement and ground floors. The first, second and third floors will be let separately as office accommodation. On ground floor the property benefits from large open plan sales space with an attractive external courtyard which can be used for additional sales. Kitchen and W/C facilities are located within the basement along with ample storage space.

ACCOMMODATION

Areas (NIA)	M ²	Ft ²
Ground Floor Sales	107.47	1,157
External Courtyard	48.02	517
Basement Ancillary	109.09	1,174
Total	264.58	2,848

USE

We understand the property has planning consent for A1 use. We would advise any party to seek planning advice on the use class of the property prior to the letting.

TENURE

The ground and basement floors are available by way of an effective full repairing and insuring basis subject to a service charge on terms to be agreed.

RENT

£120,000 per annum exclusive. (Ground & Basement)

£150,000 per annum exclusive (Whole Building)

VAT

All figures quoted are exclusive of VAT which will be charged at the prevailing rate.

BUSINESS RATES

Interested parties are advised to confirm their estimated business rates by contacting the Local Authority.

ENERGY PERFORMANCE CERTIFICATE

An EPC assessment has been instructed.

COSTS

Each party is responsible for its own legal costs incurred in this transaction.

VIEWINGS

Viewings are strictly by prior appointment with joint agents Carter Jonas or Harper Dennis Hobbs 020 7462 9100.

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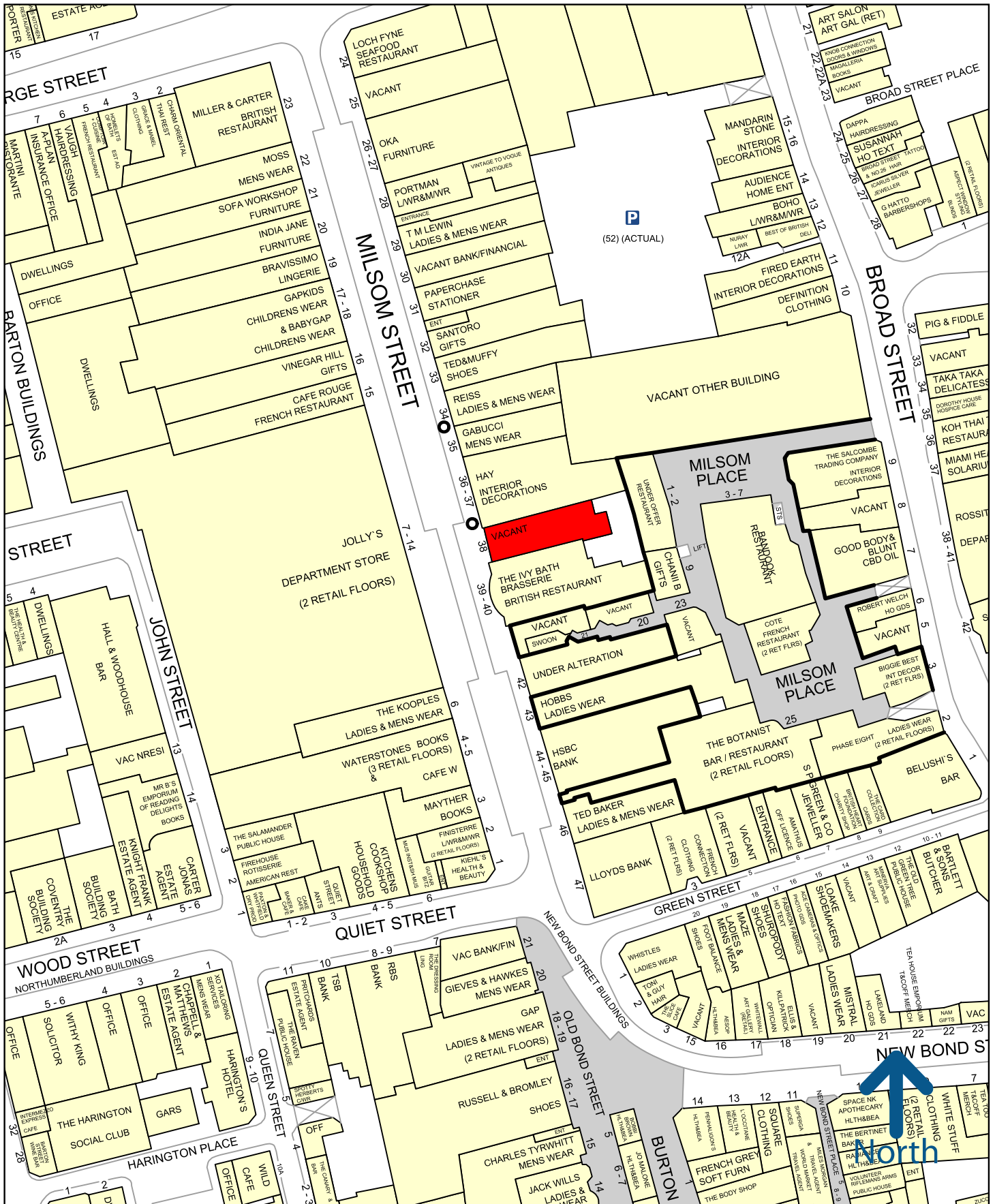
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50 metres



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