



GROUND & BASEMENT, NEWBRIDGE ROAD, BATH

TOTAL SALES SPACE - 187.92 M² (2,023 FT²)

LOCATION

The property is situated in Weston, on the north western fringes of Bath city centre. It sits at the busy junction where Newbridge Road meets Upper Bristol Road, which is one of the main arterial routes into Bath from Bristol. The area is popular for shops, cafes and takeaways, as well as being a popular residential area.

Bath itself is a UNESCO World Heritage City located in South West England. The city boasts the enviable reputation as the region's premier retail destination and is considered one of the most fashionable retail areas outside of London.

DESCRIPTION

This Grade II Listed 1890's public house is arranged over ground and lower ground floors. The ground floor offers open plan retail space and the lower ground floor comprises a spacious kitchen, several cellars and W/C's. The property further boasts an external area, including car parking for approximately 15 spaces. The upper floors are specified for residential use.

ACCOMMODATION

Areas (GIA)	M ²	Ft ²
Ground Floor Sales	187.92	2,023
Lower Ground Floor	129.46	1,393
Total	317.38	3,416

USE

We understand the property has planning consent for A4 use. We would advise any party to seek planning advice on the use class of the property prior to the letting.

TERMS

The property is available on a new effective full repairing and insuring lease on terms to be agreed.

RENT

£50,000 per annum exclusive.

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.

Rateable Value 2019/20: £23,250

Estimated Rates Payable 2019/20: £11,718

ENERGY PERFORMANCE CERTIFICATE

An EPC will be made available to interested parties.

COSTS

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

VIEWINGS

Viewings are strictly by prior appointment with sole agents Carter Jonas.

CONTACT :

Tim Brooksbank MRICS

01225 747266 | 07880 201742

tim.brooksbank@carterjonas.co.uk

Wil Prytherch

01225 302385 | 07557 286765

wil.prytherch@carterjonas.co.uk

Carter Jonas LLP

5-6 Wood Street, Bath, BA1

2JQ

carterjonas.co.uk/commercial

IMPORTANT INFORMATION

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