

TO LET

Bath - 15 High Street

Former A2 bank premises - A3/A4 uses considered

Non-retained agent fees available

Hartnell 
Taylor Cook
LLP

Retail

0117 923 9234



Location - BA1 5AH

Bath attracts in excess of 5.8 million tourists annually and an estimated visitor's spend in excess of £350m.

The subject building is in the heart of the city centre, close to **Bath Abbey, The Roman Baths** and **Bath Spa**. Other A3/A4 occupiers in the vicinity include **All Bar One, Browns, Garfunkel's, La Tasca** in addition to daytime offerings of **Starbucks, Caffe Nero, and Patisserie Valerie**.

Description

The property is grade II listed and comprises the entire building arranged over basement, ground, first and second floors.

Accommodation

The demise provides the following approximate areas:-

Ground floor banking hall	281.95 sq m	3,035 sq ft
Basement ancillary	100.80 sq m	1,085 sq ft
First floor offices	84.54 sq m	910 sq ft
Second floor ancillary offices	39.48 sq m	425 sq ft

Use

Currently used as a bank within A2, however uses within A3/A4 will be considered.

Terms

Available on a new full repairing and insuring lease for a term of years to be agreed.

Rent

Rent on application

Rates

Rateable Value: £129,000.00

UBR 49.70p

Please verify the actual rates payable with the local authority

Legal Costs

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

Viewing

For further information or to arrange an inspection, please contact:

Richard Saunders

Direct Dial: 0117 946 4521

Mobile: 07825 382835

Email: richard.saunders@htc.uk.com

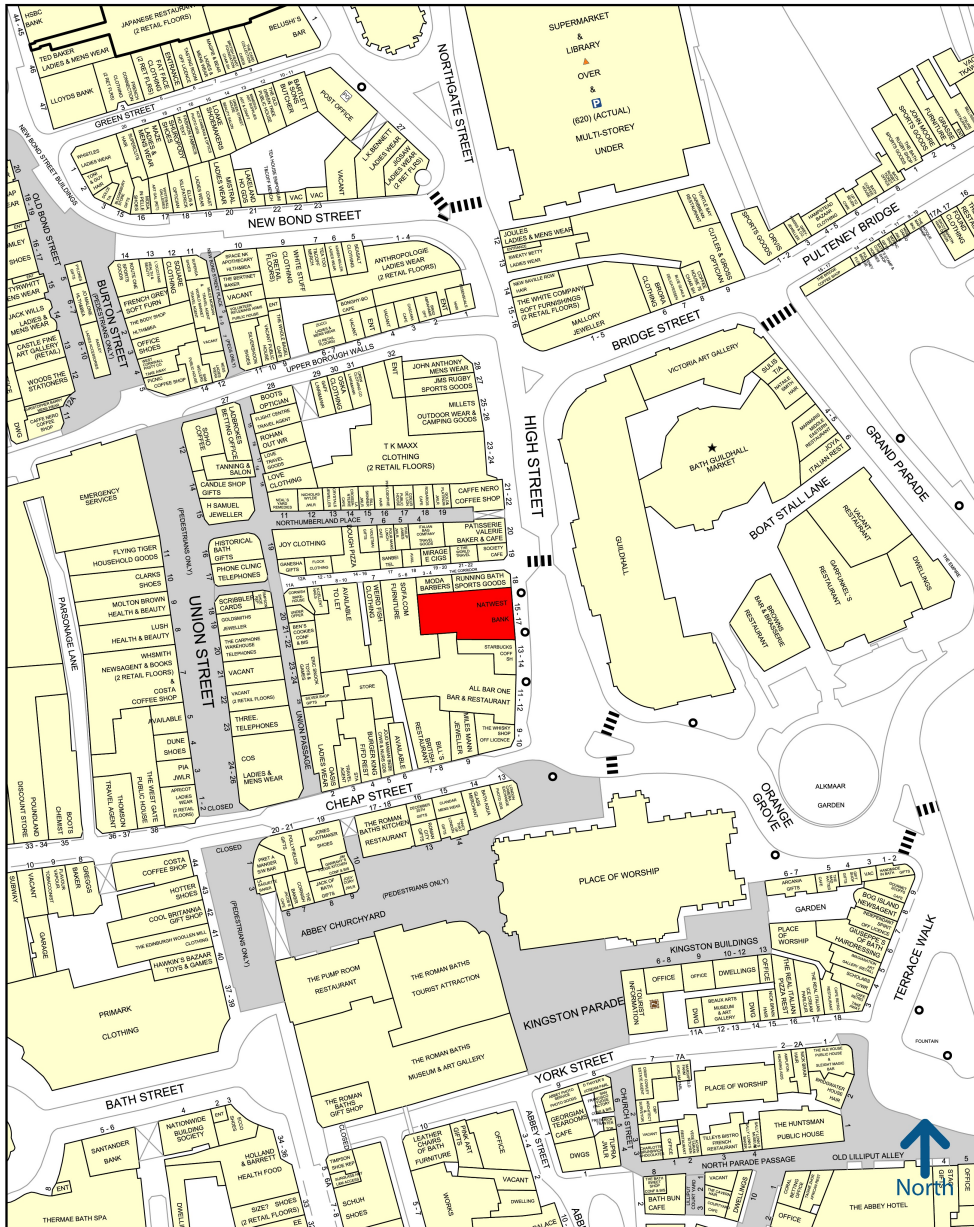
or

James Woodard

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50 metres

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SUBJECT TO CONTRACT

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