

TO LET

4-5, Green Street, Bath

Prime shop to let, recently refurbished.

Hartnell
TaylorCook



Contact

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LOCATION - BA1 2JY

The city of Bath is one of the few cities in the world to be named a UNESCO World Heritage Site and attracts 5.8m tourists annually.

The subject premises are situated on Green Street, where the fashion line-up includes **French Connection**, **Loake Shoemakers**, **Maze Clothing** and **Whistles**. Other noteworthy occupiers in the vicinity consists of **Kiehl's**, **Gieves & Hawkes** and **Ted Baker**.

DESCRIPTION

The building is Grade II listed and is arranged as retail sales on ground and first floors with ancillary accommodation at basement, second and third floors.

ACCOMMODATION

The premises provide the following approximate dimensions and net internal floor areas:

Internal width (max)	7.25 m	23 ft 9 ins
Shop depth (max)	12.89 m	42 ft 4 ins

Ground floors sales	81.75 sq m	880 sq ft
First floor sales	97.08 sq m	1,045 sq ft
Basement (via trap door)	52.95 sq m	570 sq ft
Basement vaults	31.12 sq m	335 sq ft
Second floor ancillary	67.35 sq m	725 sq ft
Third floor ancillary	39.95 sq m	430 sq ft

TERMS

The property is available by way of a new lease for a term of years to be agreed.

RENT

£70,000 per annum, exclusive.

USE

A1.

RATES

Rateable Value: £64,000.00

UBR 49.70p

Rates Payable: £31,808.00

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 the above.

Bristol Office
Somerset House
18 Canynge Road
Clifton
BS8 3JX
T. 0117 923 9234

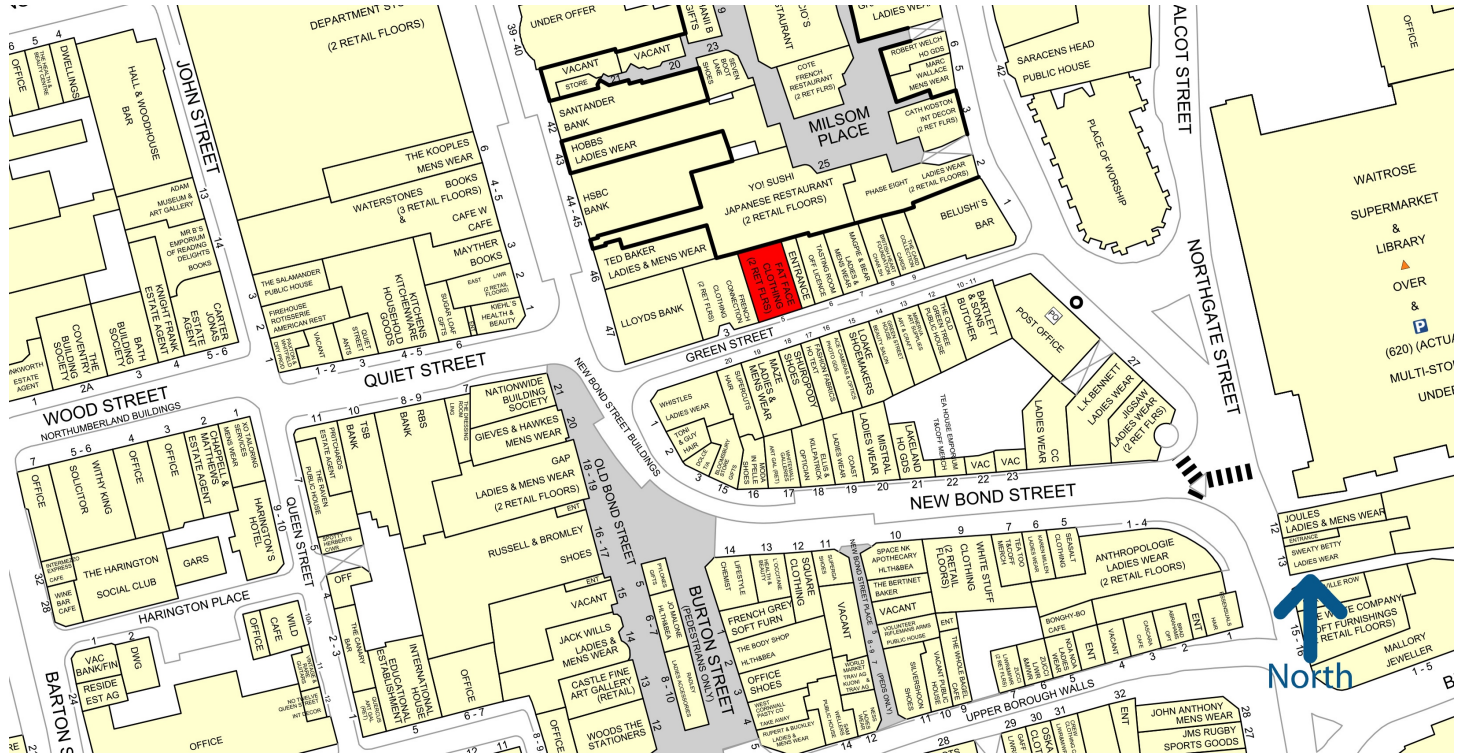
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SUBJECT TO CONTRACT

Date of Production: 31-Jan-2019

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