



GROUND FLOOR, 10 BROAD STREET, BATH, BA1 5LJ

TOTAL SALES SPACE - APPROXIMATELY 40.04 M² (431 FT²)

LOCATION

Broad Street is situated in the northern part of Bath city centre. The property is situated on the Eastern side of Broad Street with an attractive traditional frontage. The immediate locality provides a range of shops, both national and independent, including home store Rossiters of Bath, Fired Earth, Good Always Sunday and Mandarin Stone.

Waitrose/John Lewis Home is also close by, with a 550 space multi-storey car park below. The entrance to Milsom Place shopping centre which houses a number of restaurant chains such as The Botanist, Bandook, Bosco and Cote Brasserie are adjacent to the property.

DESCRIPTION

The property is Grade II Listed and benefits from an attractive frontage onto Broad Street. The ground floor offers sales space with ancillary accommodation at the rear.

TENURE

The premises are available by way of a new internal repairing and insuring Lease, subject to a service charge, on terms to be agreed.

ACCOMMODATION

Property (NIA)	M ²	Ft ²
Ground Floor Sales	23.23	250
Ground Floor Sales / Ancillary	16.81	181
Ground Floor Ancillary	23.13	249
Total	63.17	680

RENT

£15,000 per annum exclusive, subject to contract.

VAT

All figures are exclusive of VAT, if applicable.

BUSINESS RATES

Current Rateable Value: £13,750

This is an estimate only and takes no account of possible transitional adjustment.

ENERGY PERFORMANCE CERTIFICATE

The EPC will be made available to interested parties on application.

VIEWINGS

All viewings should be made through the sole agents Carter Jonas 01225 747260.

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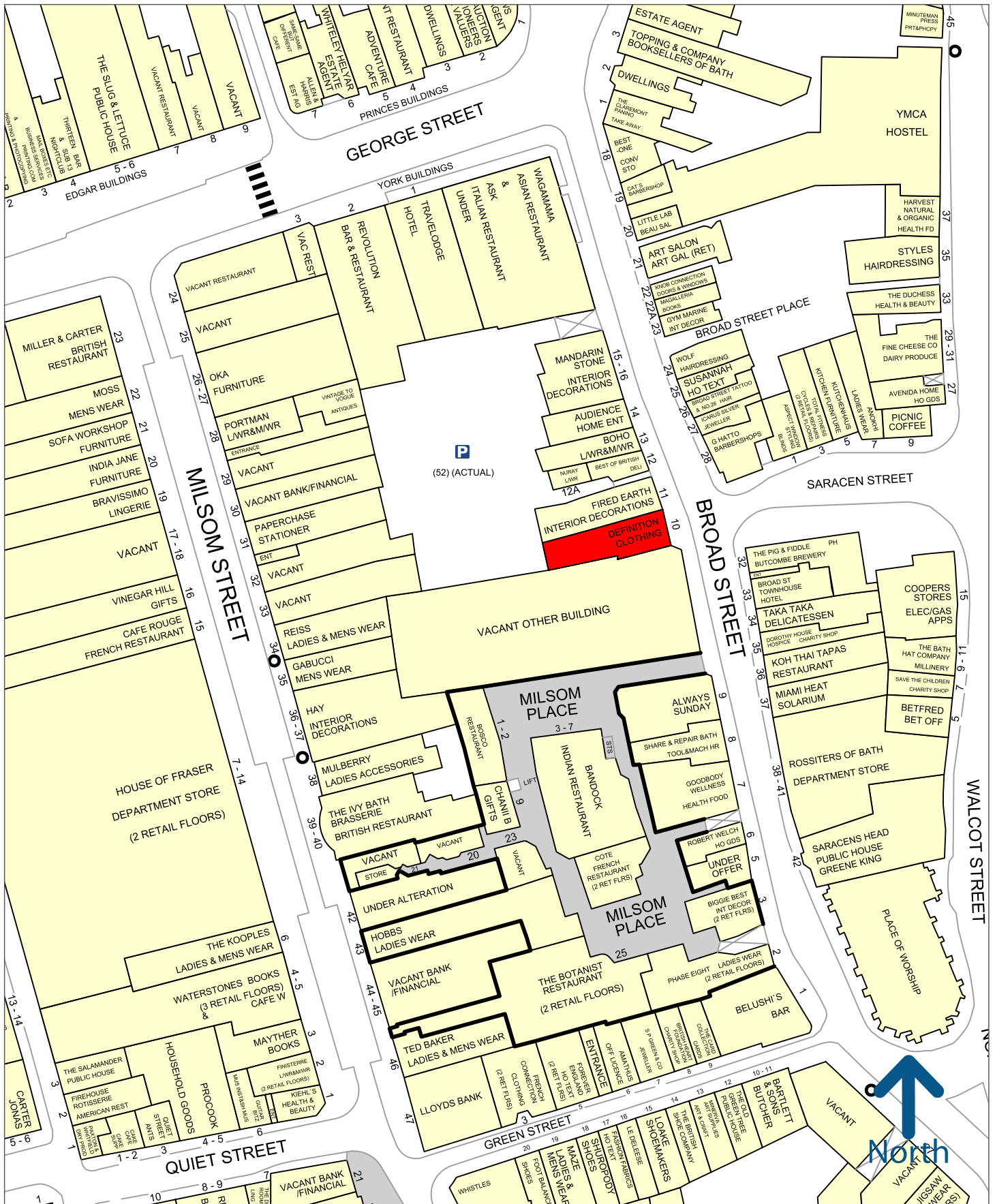
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50 metres

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