



NEW LEASE / FREEHOLD FOR SALE WITH VACANT POSSESSION

BATH, 4 UNION STREET, BA1 1RP



LOCATION

Union Street and Stall Street are the prime trading locations heading north from the Southgate Shopping Centre at its southern end and up to Milsom Street.

Nearby tourist attractions include Roman Baths, Bath Abbey and Pump Rooms.

Recent retailers to the street include adjacent occupiers :Rieker Shoes Trail Finders, Skechers, Rupert Buckley, Ollie Quinn. Other nearby retailers include: Cos, WH Smith, Molton Brown, Clarks, Flying Tiger

ACCOMMODATION

The premises comprise a Ground Floor retail unit with Basement, First, Second and Third Floor Ancillary accommodation. The previous tenant has traded the first floor as Sales. Approximate Net Internal Areas:

Net Frontage	6.52 m	21 ft 3 in
G.F. Sales	55 sqm	592 sqft
B'ment Store	36 sqm	387 sqft
F.F. Ancillary (potential sales)	52 sqm	559 sqft
S.F Store & Staff	47 sqm	505 sqft
T.F. Ancillary	41 sqm	441sqft

PLANNING

The Property is Grade II listed

RENT

£100,000 per annum exclusive.

TERMS

The premises are offered on a new 10-year Full Repairing and Insuring lease, subject to an upward only review in the 5th year.

Alternatively, consideration will be given for the sale of the freehold with Vacant Possession. Details on request.

BUSINESS RATES

Rateable Value £129,000
UBR (2018/19) 49.3p

Rates payable may be subject to transitional relief.

Interested parties are advised to make their own enquiries to the local authority, Bath & North East Somerset Council

ENERGY PERFORMANCE CERTIFICATE

The property has been rated within Band E (125).

A copy of the Report is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

SUBJECT TO CONTRACT

PRIME A1 SHOP UNIT.

BUSY PEDESTRIANISED STREET.

ATTRACTIVE SHOP FRONT.

FIRST FLOOR PREVIOUSLY USED AS SALES.

NEARBY LETTINGS TO NEW RETAILERS: RIEKER SHOES, DR MARTENS, TRAIL FINDERS.

CONTACT

For further information or to arrange a viewing, please contact Sole Letting Agent:

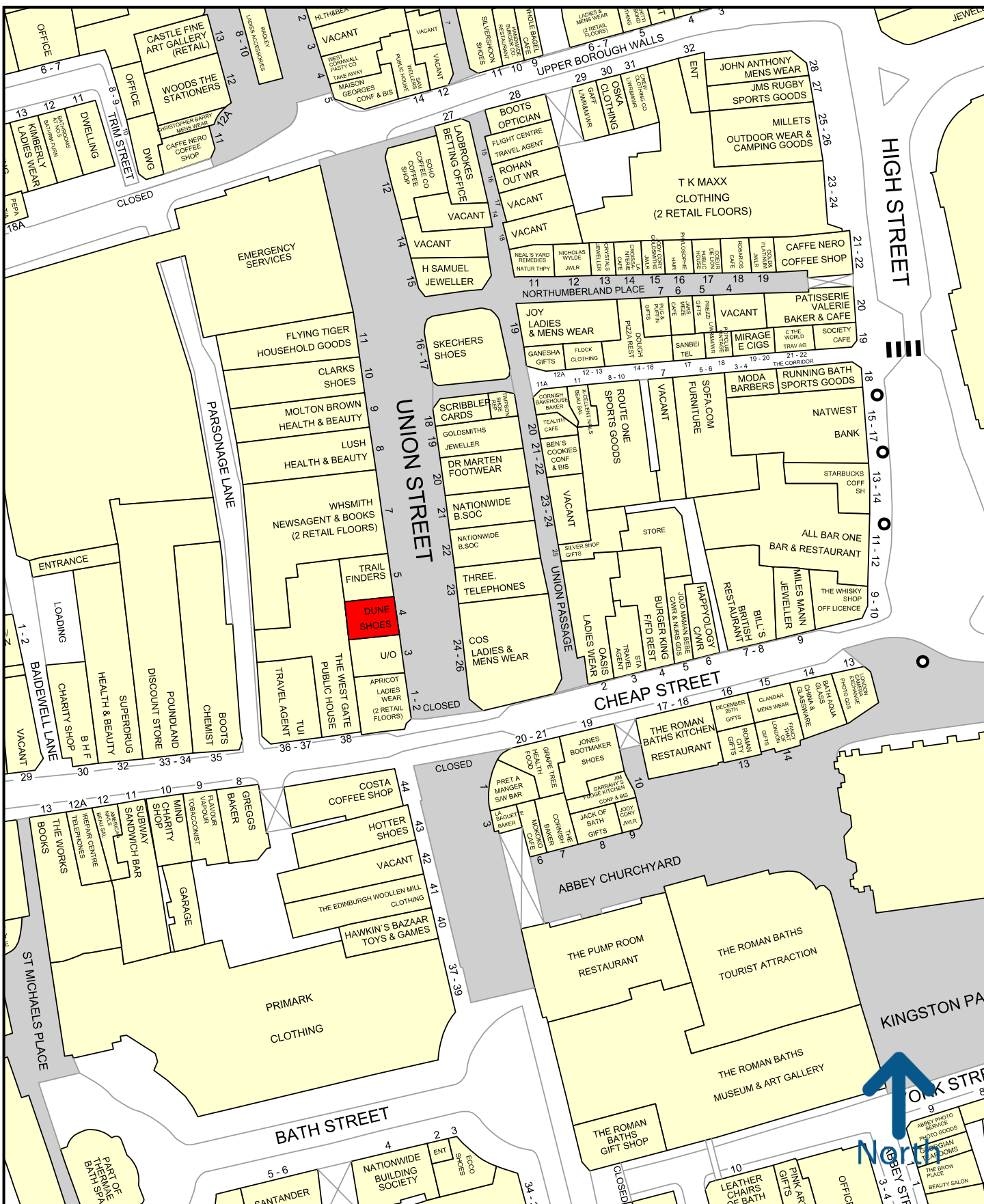
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