



## 9 BROAD STREET, BATH, BA1 5LJ

**TOTAL SALES SPACE – 99.31 M<sup>2</sup> (1,069 FT<sup>2</sup>)**

### 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 Body and Blunt 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 and Cote Brasserie are adjacent to the property..

### DESCRIPTION

Arranged over ground floor, the property is a Grade II Listed and benefits from an attractive wide glazed frontage onto Broad Street. The property also benefits from a side elevation onto Milsom Place with an additional access point at the rear of the property accessing the mixed use scheme.

Kitchen and W/C facilities are located within the ground floor area. The property does benefit from very basic storage accommodation but the space is restricted by the low ceiling height.

### ACCOMMODATION

Areas (NIA)	M <sup>2</sup>	Ft <sup>2</sup>
Ground Floor Sales	99.31	1,069
<b>Total</b>	<b>99.31</b>	<b>1,069</b>

### PLANNING

We understand the property has planning consent for A1 (Retail) 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 internal repairing and insuring lease subject to a service charge on terms to be agreed. Service charge information is available on request to interested parties

### RENT

£35,000 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: £38,000

Estimated Rates Payable 2019/20: 19,152

### ENERGY PERFORMANCE CERTIFICATE

An EPC will be made available to interested parties.

### FLOOR PLANS

Floor plans will be available to interested parties on request.

### COSTS

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

### CONTACT :

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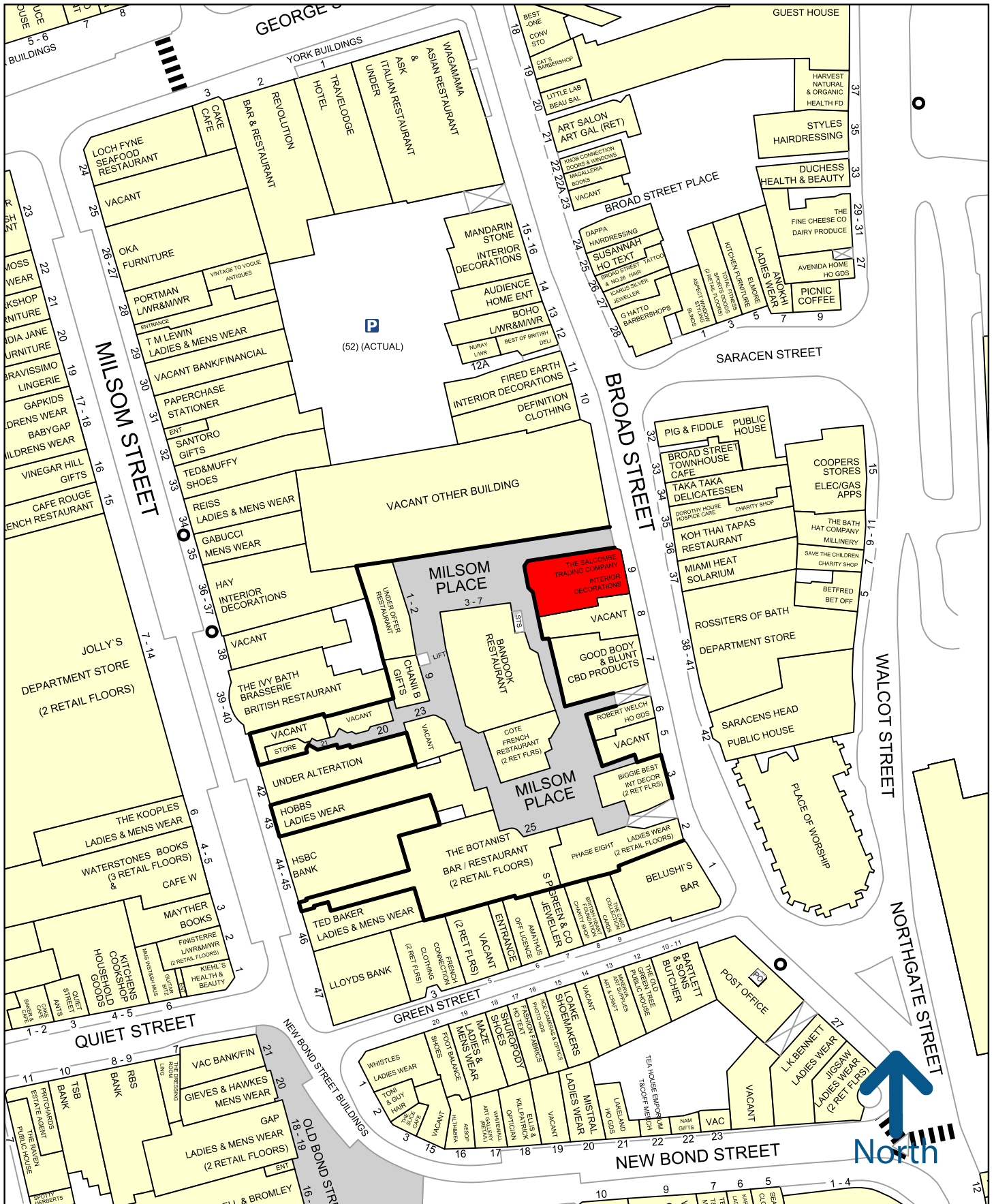
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### IMPORTANT INFORMATION

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50 metres

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