

ATTRACTIVE RETAIL UNIT

Carter Jonas



GROUND & BASEMENT
108 WALCOT STREET
BATH
BA1 5BG

Attractive A1 Retail Unit To Let

Total Sales Approximately 96.27 Sq M
(1,036 Sq Ft)

- Situated In An Area Renowned For Its Artistic & Unique Quality
- Generous Ancillary Space
- Nearby Retailers Include Farrow & Ball, Jim Lawrence Lighting, Neptune And Graham & Green

LOCATION

The property is located on the eastern side of Walcot Street, one of the areas readily accessible from the centre of Bath. It is around 0.25 miles north east of the city centre. Walcot Street is often referred to as the 'Artisan Quarter' of the city due to its eclectic variety of unique and often boutique-style independent retailers. Examples include art galleries, designer furniture stores and specialist eateries.

DESCRIPTION

The property is Grade II Listed and benefits from an attractive Georgian frontage onto Walcot Street. The ground floor offers generous sales space with ancillary accommodation at the rear. The basement floor provides additional storage or office space along with kitchen and W/C facilities.

Nearby retailers include Farrow & Ball, Harvey Jones Kitchens, Neptune, Jim Lawrence Lighting and Graham & Green.

FURTHER INFORMATION

Should you require further information please contact:

RENTAL

£40,000 per annum exclusive., subject to contract.

VAT

All figures are exclusive of VAT, if applicable,.

BUSINESS RATES

Current Rateable Value: £34,000

Current Rate in the £ (2019/20): 0.504

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

ACCOMMODATION

Property (NIA)	Sq M	Sq Ft
Ground Floor Sales	75.04	808
Ground Floor Sales/Office	21.22	228
Basement Office/Ancillary	63.54	684
TOTAL	159.81	1,720

TENURE

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

EPC

Energy Performance Asset Rating — 90 (Band D). The Certificate can be made available to interested parties upon application.

VIEWINGS

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

SUBJECT TO CONTRACT

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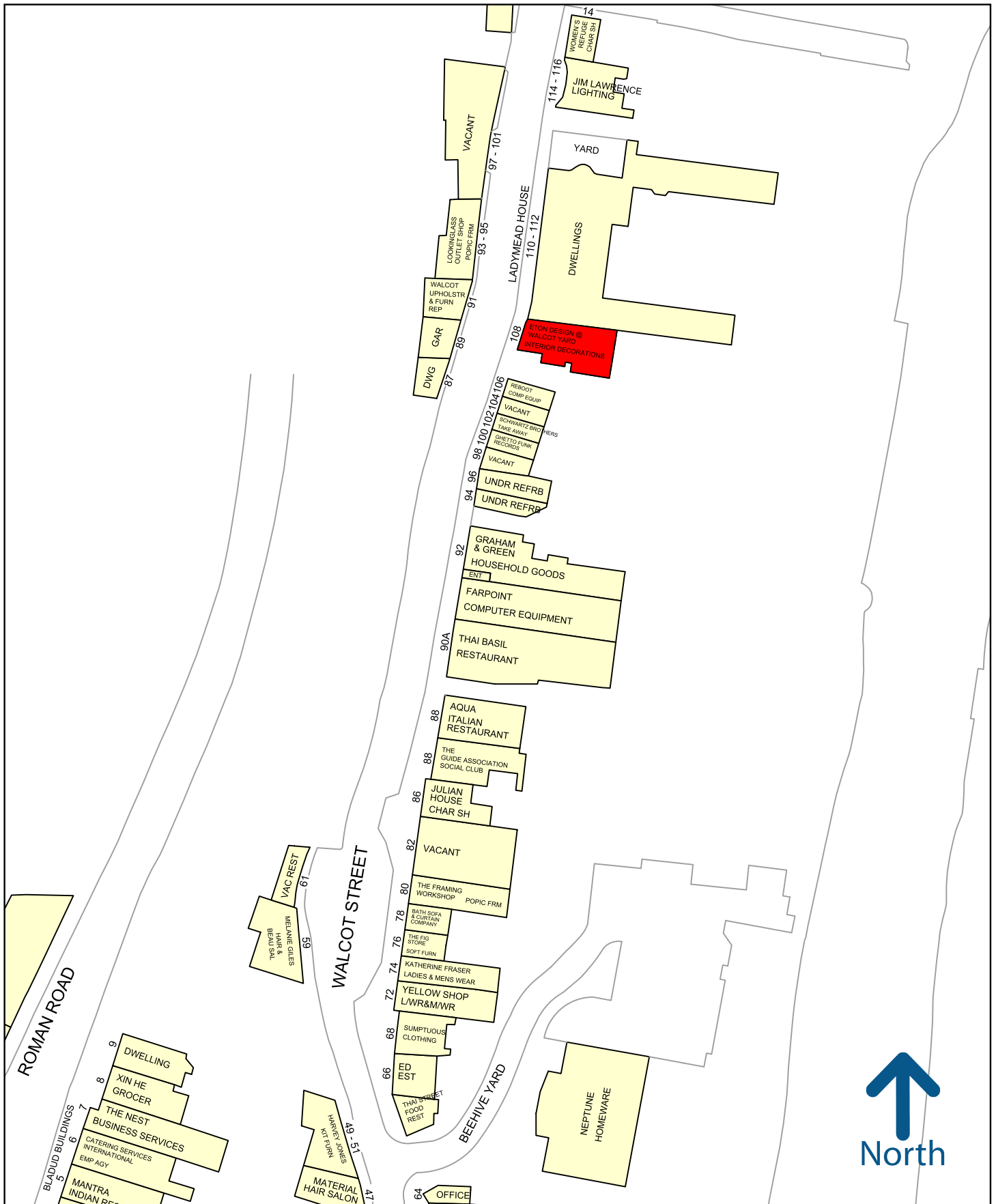
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IMPORTANT INFORMATION

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Created By: Carter Jonas LLP

50 metres



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