



**15 NORTHUMBERLAND PLACE, BATH, BA1 5AR**  
**TOTAL GROUND FLOOR SALES SPACE – 16.2 M<sup>2</sup> (175 FT<sup>2</sup>)**

**LOCATION**

The property is situated on the pedestrianised Northumberland Place which connects High Street, Union Street and Union Passage together. Northumberland Place forms part of the retail spine heading north from SouthGate Shopping Centre to Milsom Street. Other retailers in the immediate vicinity include Bens Cookies, Scribbler, H Samuel Jewellers, Neal’s Yard Remedies, Skechers, Rohan and Tiger, together with other multiple retailers on Union Street. There is also a community of thriving independents on Northumberland Place including Dough Pizzeria, Jars Meze, Rosario’s and Tealith.

**DESCRIPTION**

The mid terrace property comprises open plan retail accommodation on the ground floor with possible additional sales space on the first floor. Ancillary storage space, W/C and kitchen facilities are located on the basement and second floor.

The premises has great potential for some outside seating onto Northumberland Place.

**ACCOMMODATION**

Areas (NIA)	M <sup>2</sup>	Ft <sup>2</sup>
Ground Floor Sales	16.2	175
First Floor Sales / Ancillary	15.25	164
Second Floor Ancillary	14.9	161
Basement Ancillary	15.5	167
<b>Total</b>	<b>61.85</b>	<b>667</b>

**RENT**

£20,000 per annum. Subject to contract

**TERMS**

New effective full repairing and insuring lease for a term to be agreed.

**VAT**

All figures are exclusive of VAT, if applicable.

**BUSINESS RATES**

Interested parties are advised to confirm their estimated business rate by contacting the Local Authority.

Rateable Value 2020/21: £18,000

Estimated Rates Payable 2019/20: NOT APPLICABLE until March 2021.

**ENERGY PERFORMANCE CERTIFICATE**

The certificate can be made available to interested parties upon application.

**COSTS**

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

**VIEWINGS**

Viewings are strictly by prior appointment with Carter Jonas LLP on 01225 747260.

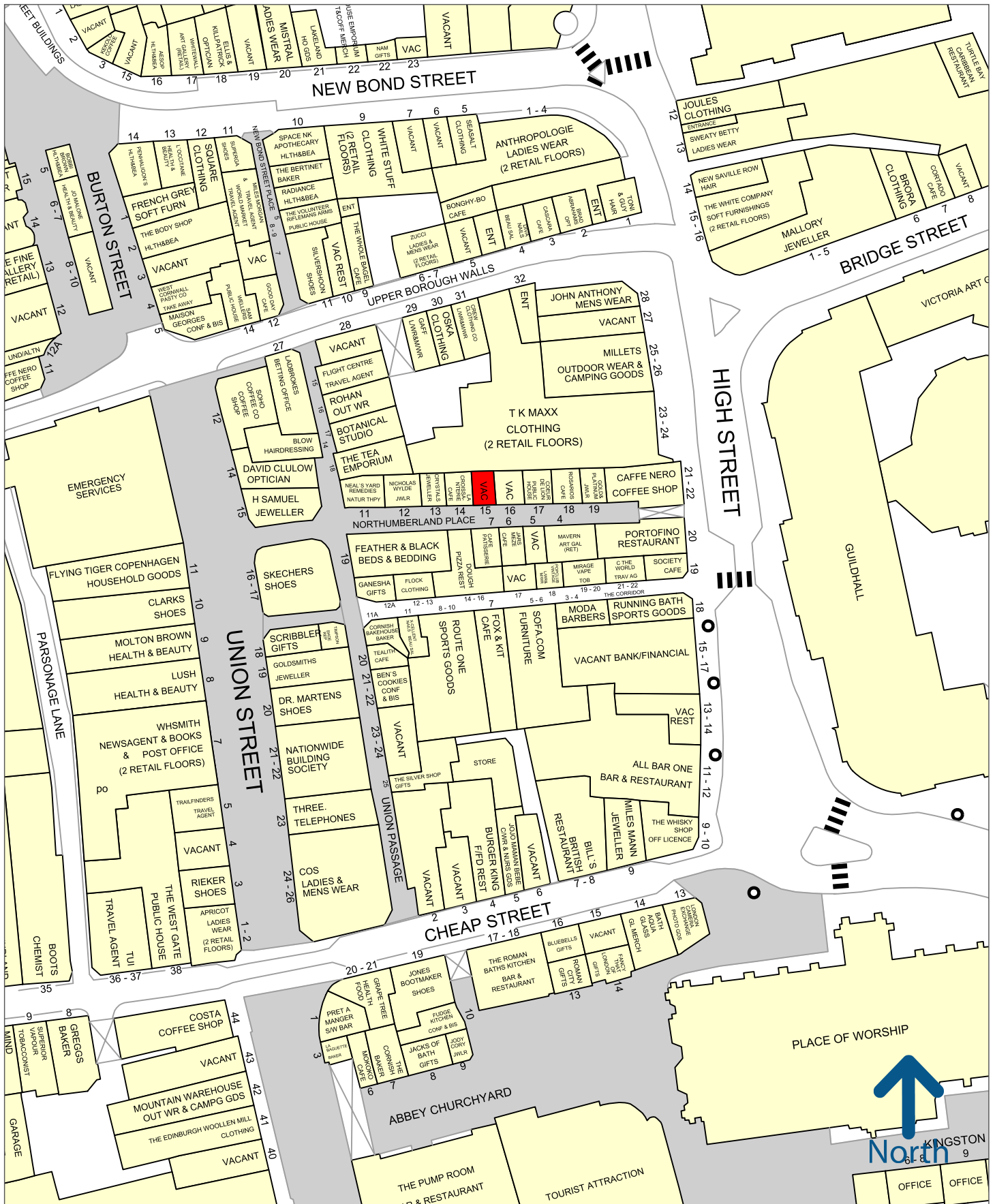
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**IMPORTANT INFORMATION**

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50 metres

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