

**TWO  
RESTAURANT/  
BAR  
OPPORTUNITIES**

**A3/A4 CONSENT**





# LOCATION

The subject buildings are in the heart of the city centre, close to tourist drivers Bath Abbey, The Roman Baths and Bath Spa itself. The properties are also within the established A3/A4 pitch with **All Bar One** and **Bills** in the same block, and **Caffe Nero**, **Pret A Manger**, **Turtle Bay**, **Garfunkles**, and **Browns** all within close proximity.

Bath has an affluent population of 90,000 residents, jumping to around 170,000 in the wider conurbation.

**5.8 million**  
**tourists annually**  
with an estimated  
visitor spend of  
**£350m per annum**





# DESCRIPTION

The properties are Grade II listed and comprise the entire buildings arranged over basement, ground, first and second floors.

The ground floor of 15 High Street is a beautiful former banking hall with an impressive dome ceiling lantern and further period features throughout, with excellent ancillary, cellar and back of house opportunities throughout the remainder.

13/14 High Street is a well proportioned period building with great first floor trading potential with views of the Cathedral with additional ancillary accommodation.

## ACCOMMODATION

The demises provides the following approximate areas:

### 15 HIGH STREET

GF banking hall	281.95 sq m	3,035 sq ft
Basement ancillary	100.80 sq m	1,085 sq ft
1 <sup>st</sup> floor offices	84.54 sq m	910 sq ft
2 <sup>nd</sup> floor ancillary offices	39.48 sq m	425 sq ft

### 13-14 HIGH STREET

Ground floor sales	167 sq m	1,803 sq ft
1 <sup>st</sup> floor sales	158 sq m	1,701 sq ft
2 <sup>nd</sup> floor ancillary	41 sq m	444 sq ft
FT ancillary	41 sq m	444 sq ft

## USE

A3/A4 consent. Further information upon request.

## TERMS

Available on a new full repairing and insuring lease for a term of years to be agreed.



## RENT

15 High Street	£125,000 pax
13-14 High Street	£110,000 pax

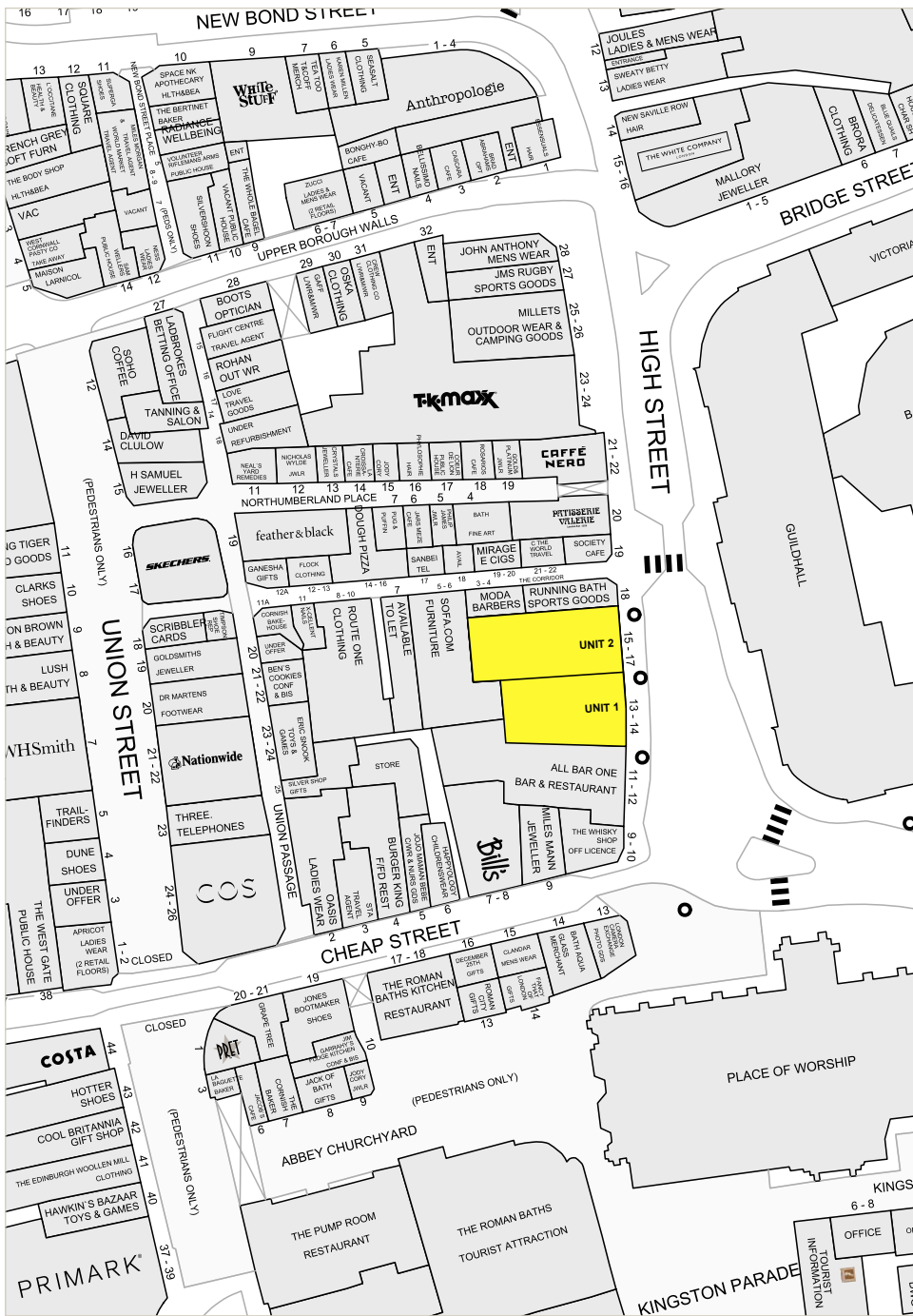
## RATES

Rateable Value:	
15 High Street	£129,000.00
13-14 High Street	£106,000
UBR	49.70p

Please verify the actual rates payable with the local authority.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.



## CONTACT

For further information or to arrange an inspection, please contact:

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