

ATTRACTIVE RETAIL UNIT

Carter Jonas



**8 BROAD STREET
BATH
BA1 5LJ**

Attractive A1 Retail Unit To Let

**Total Sales Approximately 107.12 Sq M
(1,153 Sq Ft)**

- Attractive Frontage on to Broad Street
- Open Plan Sales Accommodation
- Nearby Retailers Include Rossiters of Bath, Fired Earth, Robert Welch and Mandarin Stone

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

The property is Grade II Listed and benefits from an attractive wide frontage onto Broad Street. The ground floor offers sales space with ancillary accommodation to the basement.

FURTHER INFORMATION

Should you require further information please contact: **Tim Brooksbank MRICS**

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St James House, Lower Bristol Road, Bath, BA2 3BH

TENURE

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

VIEWINGS

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

EPC

The property has been assessed to achieve an Energy Performance Asset Rating of 103 (band E).

RENTAL

£36,000 per annum exclusive, subject to contract.

VAT

All figures are exclusive of VAT, if applicable,

BUSINESS RATES

Current Rateable Value: £35,500

Current Rate in the £(2019/20): 0.504

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

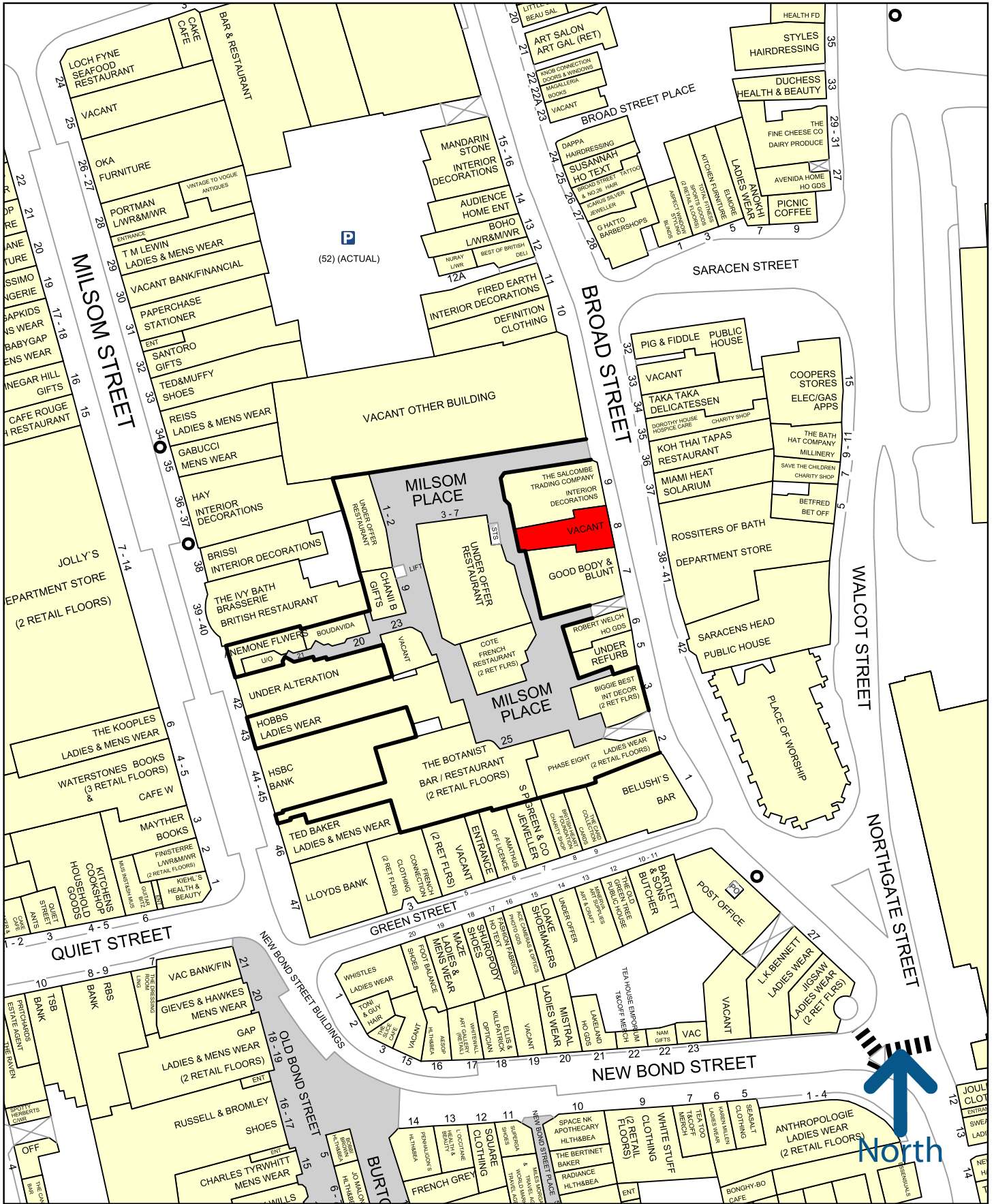
ACCOMMODATION

Property (NIA)	Sq M	Sq Ft
Ground Floor Sales	107.18	1,153
Basement Ancillary	48.30	520
TOTAL	155.48	1,603

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

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50 metres

Experian Goad Plan Created: 08/05/2019

Created By: Carter Jonas LLP

