





TO LET

Grade II Listed Class E Unit

LOCATION

Bath is a city renowned for its attractive architecture, unique retail offering & world heritage status. Bath and North-East Somerset has a residential population of 193,400 and annual visitor numbers exceeding 6 million, according to the last Visitor Impact Report 2018. Bath is served by excellent transport infrastructure, junction 18 of the M4 being just 10 miles to the north via the A46. Train journeys to Bristol are just 12 minutes, with travel to London Paddington approximately 1 hour 20 minutes.

SITUATION

St. James's Parade is situated in Bath city centre. The immediate locality provides a range of shops, both national and independent, including The Forum Coffee House, McDonalds, Swinton Insurance and Morrisons. Southgate Shopping Centre is also in close proximity, which is home to many well-known retailers such as H & M, Urban Outfitters, Marks & Spencer's and Pizza Express, and benefits from an 876 space multi-story car park below. The bus station and Bath Spa railway station is located just around the corner from the property and is situated on the main access route to Bath College and the Thermae Bath Spa and so benefits from good vehicular and pedestrian flows.

11 St James Parade, Bath, BA1 1UL

DESCRIPTION

This Grade II Listed property comprises open plan ground floor retail and is accessed through a shared entrance. The property benefits from good levels of natural light with a glazed frontage onto St James Parade and windows at the rear. Ancillary storage, kitchenette and W/C facilities are located on the Lower Ground Floor.

ACCOMMODATION

Ground Floor Sales	70.23 Sq M	756 Sq Ft
Lower Ground Floor	60.67 Sq M	653 Sq Ft
Total	130.89 Sq M	1,409 Sq Ft

Measured in accordance with RICS Property Measurement Statement (2nd Ed.) incorporating the RICS Code of Measuring Practice (6th Ed.).

TENURE

The premises are available to let on the basis of a new effective full repairing and insuring lease, terms to be agreed.





RENT

£19,000 per annum, exclusive of VAT.

EPC

The property has an EPC assessment of 90 D.

RATING ASSESSMENT

Rateable Value (23/24)	£14,500
UBR (23/24)	0.499
Rate Payable (23/24)	£7,235.5

Small business rates relief may apply reducing the rates payable to £6,029.34.

SERVICE CHARGE

The tenant will be expected to contribute to a fair and reasonable proportion of the landlord's costs in the upkeep, repair and maintenance of the building. Further details provided upon request.

VAT

VAT is applicable at the prevailing rate.

LEGAL COSTS

Each party to bear their own costs.

FURTHER INFORMATION

For further information or to arrange a viewing please contact the sole agents at CSquared,

Maddie Pyles

M 07950 765672

E maddie.pyles@cs-re.co.uk

Nathan Clark

M 07983 460 230

E nathan.clark@cs-re.co.uk



82 Walcot Street
Bath, BA1 5BD
t 01225 432789
e info@cs-re.co.uk

www.cs-re.co.uk

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