





CLASS E UNIT TO LET

Prominent Location

LOCATION

Bath is a city renowned for its attractive architecture, unique retail offering & world heritage status. Bath and North-East Somerset have 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

The property occupies a prominent corner position at the junction of High Street and Upper Borough Walls. Bath Spa railway station is under a 10-minute walk south of the property and the nearest public car parking is available at The Podium a 2-minute walk to the north.

Nearby occupiers include national, and regional outfits including TK Maxx, Waitrose, Caffe Nero and Millets. The property is also opposite the Bath Guildhall which is home to a variety of local independent outfits.

DESCRIPTION

The property comprises retail accommodation arranged over ground and first floors with additional ancillary accommodation at the rear of both floors. WC and staff facilities located at the rear of the first floor. The premises also benefits from a prominent glazed frontage onto High Street and a return glazed frontage onto Upper Borough Walls.

ACCOMMODATION

The property comprises the following Net Internal Areas:

Ground Floor (NIA)	83.33 SqM	897 SqFt
First Floor (NIA)	120.68 SqM	1,299 SqFt
Total	204.01 SqM	2,196 SqFt

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

£69,950 per annum, exclusive of VAT.

EPC

The property has an EPC rating of D.

RATING ASSESSMENT

Rateable value (2025)	£53,000
UBR	0.512
Rates Payable (2025)	£27,136

We recommend any interested parties make their own enquiries to Bath & North East Somerset Council (01225 477000) to verify these figures.

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.

LEGAL COSTS

Each party is to be responsible for their own legal and professional fees incurred in any transaction.

ANTI-MONEY LAUNDERING

The tenant will be required to provide identity documentation to comply with UK Anti-Money laundering legislation at the point of agreeing heads of terms.

FURTHER INFORMATION

Viewings can be arranged through the joint agents at,

CSquared

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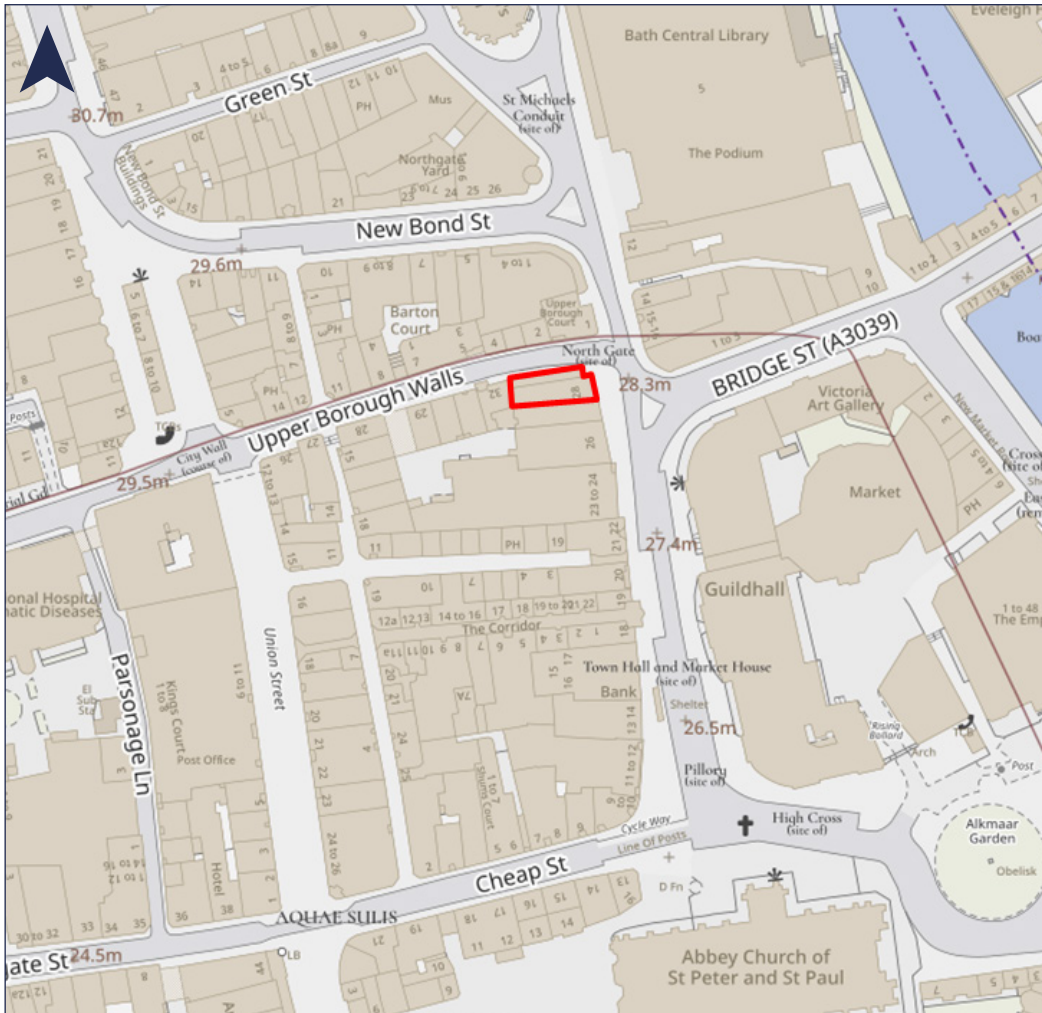
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Important notice: These Particulars do not constitute an offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and purchasers must satisfy themselves as to their accuracy. No person representing CSquared has any authority to make representation or warranty whatever in respect of the property. All measurements are approximate. Under the Finance Acts 1989 & 1997, VAT may be levied on the rent or sale price.

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