





TO LET

Retail Unit – To be Refurbished

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

The property is situated on the southern end of Walcot Street, approximately 0.3 miles north-east of Bath City Centre. Walcot Street is known as Bath's popular Artisan Quarter, known for its independent shops, artisan studios, cafés, and creative businesses. Nearby commercial occupiers include Waitrose, Rossitors, Fine Cheese Company Bath, Picnic Coffee, Coopers to name a few.

Pay and display car parking is available directly opposite in the Cattle Market and Podium Car Parks.

5 Walcot Street, Bath, BA1 5BN

DESCRIPTION

5 Walcot Street is a Grade II Listed property which comprises an open-plan ground floor retail unit with ancillary storage located at basement level. The property benefits from good frontage onto Walcot Street. A small kitchenette and single WC facility is at basement level.

ACCOMMODATION

The accommodation has been measured on a net internal floor area basis in accordance with RICS Code of Measuring Practice (6th Ed) to comprise the following approximate areas:

Basement	20.53 Sq M	221 Sq Ft
Ground	65.40 Sq M	704 Sq Ft
Total	85.94 Sq M	925 Sq Ft

SPECIFICATION

To be refurbished.

QUOTING RENT

The property is available to let by way of a new full repairing and insuring lease at a rent of £28,000 per annum exclusive of VAT and other outgoings.

SERVICE CHARGE

A service charge is levied by the landlord in the interests of good estate management and as a contribution for the common repair, maintenance, insurance, and management. Further details are available upon request.





PLANNING

We consider the property to be suitable for a range of uses within Class E of the Town & Country Planning (Use Class Order) 1987 (as amended). However, the property has most recently been used as a bookmaker and therefore the existing planning consent is considered to be as a Sui Generis Use. Interested parties are advised to make their own planning enquiries via Bath and North East Somerset Council on 01225 394041.

RATING ASSESSMENT

Rateable value (2026)	£26,500
UBR	0.432
Rates Payable (2026)	£11,448

We recommend any interested parties make their own enquiries with the Rating Authority to verify rates payable considering their particular circumstances.

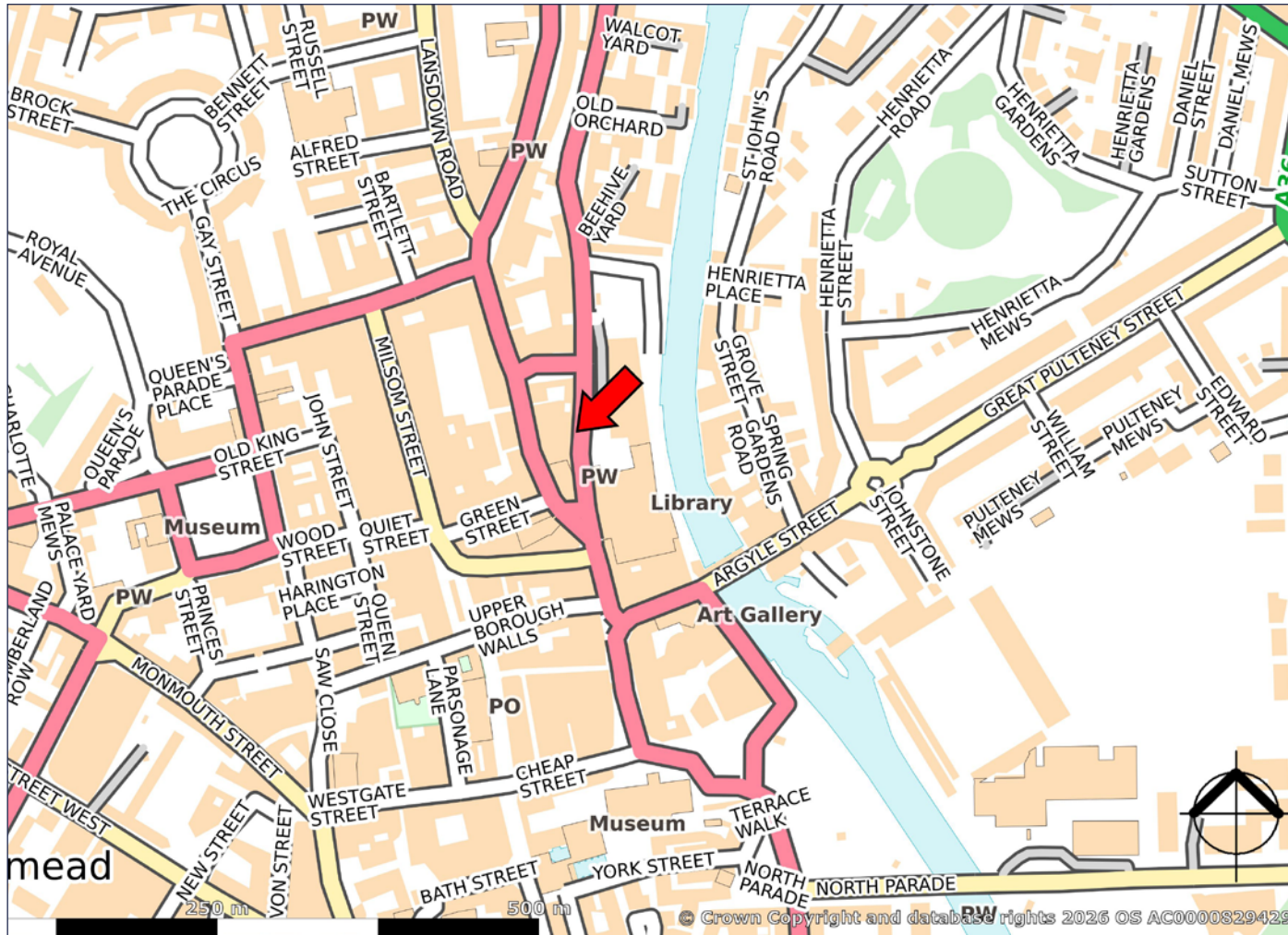
EPC

The property has an EPC rating of 89 D.

Certificate number - 0080-9924-0366-8790-1024

SERVICES

Mains electricity, water and sewerage are connected.



VAT

VAT is not applicable.

LEGAL COSTS

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

FURTHER INFORMATION

Viewings can be arranged through the sole agents at CSquared.

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