

Bath

4 Union Street
BA1 1RP



**PRIME RETAIL UNIT
SUBJECT TO VACANT POSSESSION**

Bath, 4 Union Street, BA1 1RP

Location

The property is situated in a prime location on Union Street, the main retailing thoroughfare in Bath city Centre. Nearby retailers include TG Jones, Pret, Cos, Trailfinders, Hobbs and Nationwide B.S.

Accommodation

The property is arranged over ground, basement, first, second and third floors and comprises the following approximate net internal areas:

Shop Frontage: 21ft 3" 6.52m

Ground Floor :	661 sq.ft	61.4m ²
Basement:	471 sq.ft	43.7m ²
First floor:	559sq.ft	52m ²
Second floor:	505sq.ft	47m ²
Third floor:	441 sq.ft	41m ²

Lease

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

Rent

£85,000pax

Rates 2025/26

Rateable Value £78,500
UBR (2025/26) £0.555

Interested parties are requested to make their own enquiries with the local authority.

EPC

An Energy Performance Certificate for the property is available on request.

Legal Costs

Each party to bear their own legal costs

Anti-Money Laundering

TWKeil are obliged to verify the identity of proposed tenants. An AML form will need to be completed by proposed tenants once Heads of Terms have been agreed.

Contact

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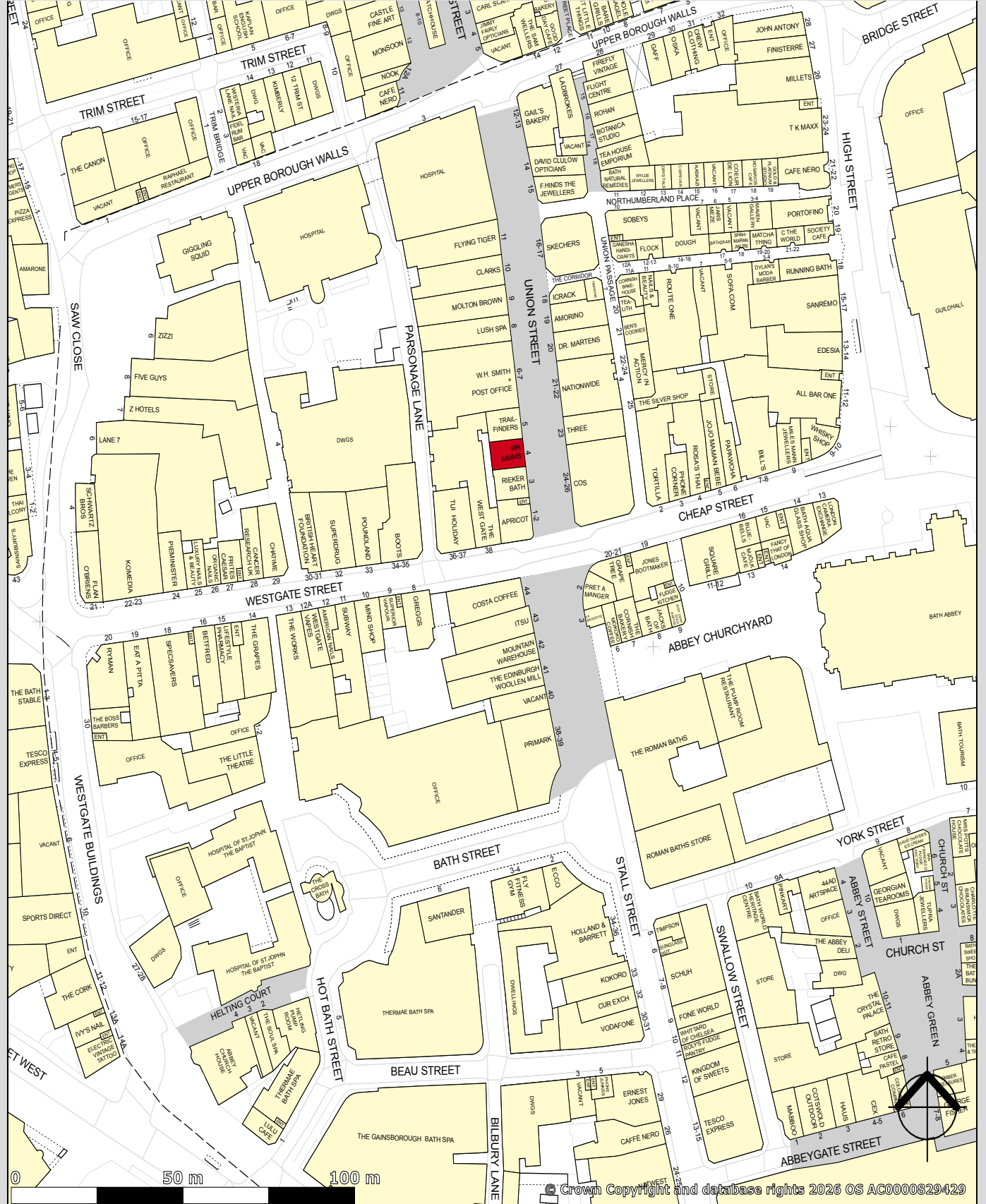
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Plotted Scale - 1:1,000

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