

# Bath

# Prime Shop - To let

23 Stall Street, Bath BA1 1QF



Quoting Rent  
**£80,000 pa**



Size  
**696 sq ft sales plus  
uppers**



Location  
**Prominently  
situated towards  
the bottom of Stall  
Street close to  
Southgate  
Shopping Centre**



Planning  
**Class E of the Town  
and Country  
Planning (Use  
Classes) Order  
2020.**

**Get more information**

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# Retail premises to let

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## Location

The City of Bath is a World Heritage Site attracting approximately 5.8m tourists per year with an established visitor spend in excess of £350m.

The premises are prominently situated towards the bottom of Stall Street, adjacent to **NatWest Bank** and **The Perfume Shop**, close to **Caffé Nero**, **Joe and the Juice**, **Schuh**, **Metrobank** and the main entrance to **Southgate Shopping Centre** whose tenants include **Marks & Spencer**, **Zara**, **Boots the Chemist** and **Apple**.

## Description

The premises are arranged as set out below providing the following approx. internal floor areas:-

| Floor                     | Area (sq ft) | Area (sq m) |
|---------------------------|--------------|-------------|
| Internal Width (at front) | 16ft 0in     | 4.88m       |
| Shop depth                | 42 ft 1in    | 12.83m      |
| Ground floor sales        | 696 sq ft    | 65 sq m     |
| First floor staff/stock   | 373 sq ft    | 35 sq m     |
| Second floor              | 304 sq ft    | 28 sq m     |
| Third floor               | 298 sq ft    | 29 sq m     |
| Basement                  | Unmeasured   |             |



## Tenure

The property is available by way of a new FRI lease for a term to be agreed and subject to rent reviews at 4-year intervals.

## Rent

Rental offers in the region of £80,000 pa excl. are invited.

## Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

**Interested parties should carry out their own due diligence in this regard.**

## Business Rates

We understand that the property is assessed as follows:

|                        |                |
|------------------------|----------------|
| <b>Rateable Value:</b> | <b>£62,000</b> |
| <b>UBR: (2026/27)</b>  | £0.43          |

**Interested parties may benefit from rates relief and should carry out their own investigations.**

## EPC

The Energy Performance Rating is E-103. A certificate can be made available on request.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## VAT

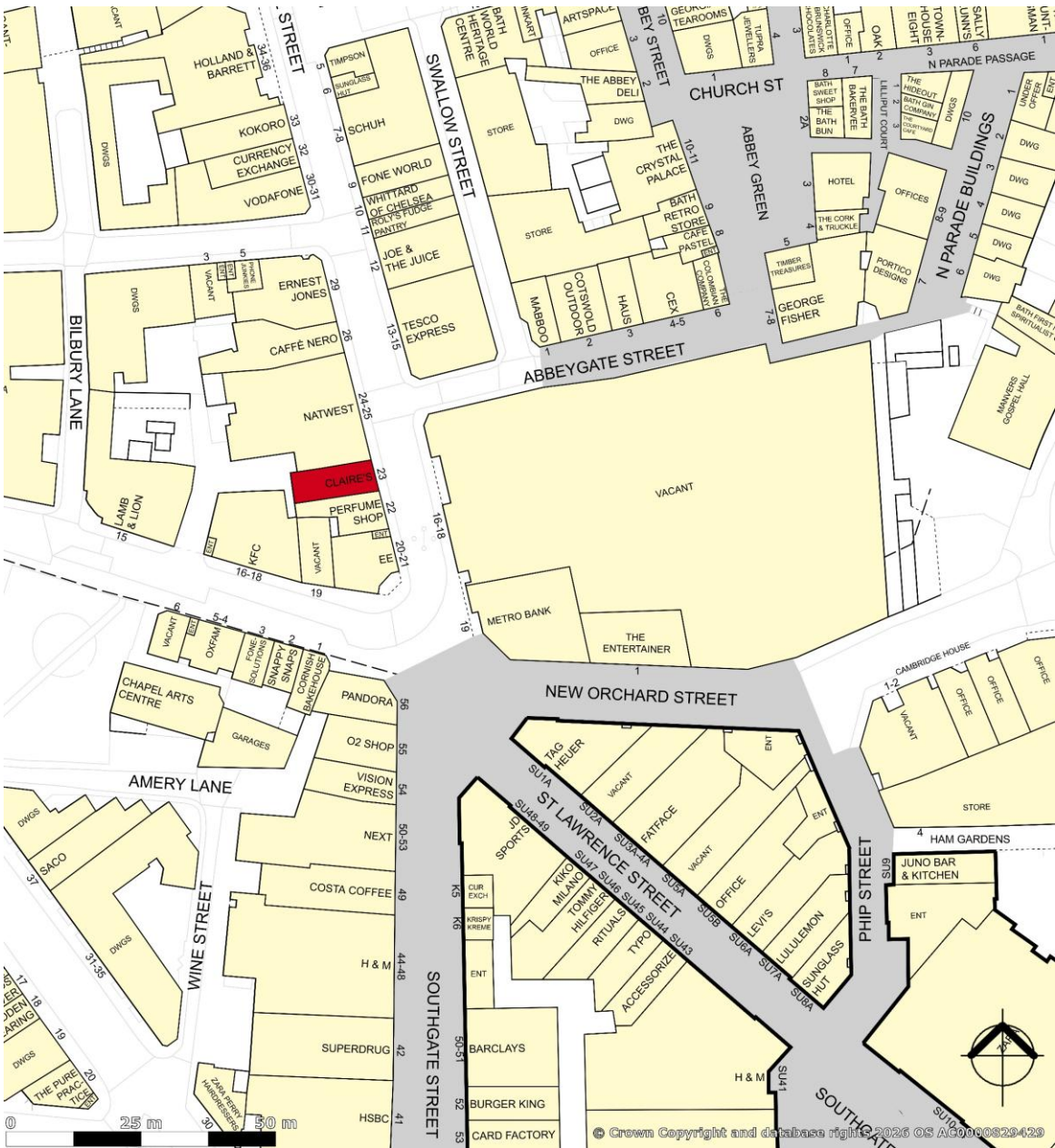
VAT will be charged on the rent at the standard rate.

Subject to Contract

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# To find out more

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