





TO LET

Class E Unit

LOCATION

The affluent Roman city of Bath is a popular commercial centre attracting a wide range of businesses as well as being a renowned retailing and tourism destination. It has a residential population of over 80,000. Bath is served by excellent transport routes, including frequent train services to Bristol and London Paddington.

SITUATION

The property is situated on Walcot Street, Bath's popular Artisan Quarter. Situated at the northern end and on the eastern side of Walcot Street, approximately 100 yards from London road and 0.3 miles north-east of Bath City Centre. There is limited short-stay pay & display parking along the street.

Nearby commercial occupiers include Farrow & Ball, Broadleaf and Meticulous Ink to name a few.

DESCRIPTION

The premises offers quality sales or office space on the ground floor. The lower ground floor provides ancillary storage, fitted kitchenette, WC facilities and rear access to the office. The premises would be well suited for a retail or office occupier requiring a window display.

132A Walcot Street, Bath, BA1 5BG

ACCOMMODATION

The property benefits from the following Net Internal Floor Areas:-

| | | |
|--------------|-------------------|------------------|
| Ground | 54.63 Sq M | 588 Sq Ft |
| Basement | 14.12 Sq M | 152 Sq Ft |
| Total | 68.75 Sq M | 740 Sq Ft |

All figures taken in accordance with the Code of Measuring Practice 6th Edition

TENURE

The premises are available to let by way of a new effective full repairing and insuring lease, via a service charge, terms to be agreed.

RENT

£21,000 per annum, exclusive.

EPC

Property has an EPC rating of 71 C.



Photograph from 2021



Photograph from 2021

RATING ASSESSMENT

| | |
|----------------|-----------|
| Rateable Value | £10,250 |
| UBR (2025) | 0.499 |
| Rates Payable | £5,114.75 |

Rates payable subject to small business rate relief eligibility.

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

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.

FOR FURTHER INFORMATION

Viewings can be arranged through the sole agents at CSquared.

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Subject to contract



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