





TO LET

Retail / Office Unit

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 occupies a prominent mid terrace position with a glazed frontage onto George Street. George Street is a prominent retailing location connecting Gay Street with Milsom Street and Broad Street. Occupiers include national multiples as well as local independents such as Comptoir & Cuisine, Chandos Deli, Grace & Mabel and Miller & Carter.

DESCRIPTION

4 George Street is a Grade II Listed mid-terrace property with an attractive glazed shopfront onto George Street. Internally the ground floor comprises open plan sales with additional sales on the rear mezzanine. WC and shower facilities are located in the basement together with a fitted kitchenette. The upper floors provide useful office and ancillary accommodation, suitable for a variety of business needs.

4 George Street, Bath, BA1 2EH

ACCOMMODATION

Basement	52.49 Sq M	565 Sq Ft
Ground floor	42.73 Sq M	460 Sq Ft
Rear mezzanine	24.90 Sq M	268 Sq Ft
First floor	37.81 Sq M	407 Sq Ft
Second Floor	26.01 Sq M	280 Sq Ft
Total	183.94 Sq M	1,989 Sq Ft

The above is based upon a Net Internal Area, in accordance with the RICS Property Measurement Statement (2nd Edition) incorporating The Code of Measuring Practice (6th Edition).

TENURE

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

RENT

£35,000 per annum, exclusive of VAT.

EPC

The property has an EPC 76 D.
Certification number 0492-0741-8330-1400-5103.





RATING ASSESSMENT

Rateable value (2023 – Present)	£18,250
UBR	0.499
Rates Payable (2023 – Present)	£9,106.75

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

VAT

VAT is applicable at the prevailing rate.

LEGAL COSTS

Each party to bear their own costs.

FURTHER INFORMATION

For further information or to arrange a viewing please contact the sole agents at CSquared,

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