



GROUND & BASEMENT FLOORS, 21 OLD BOND STREET, BATH TOTAL GROUND FLOOR SALES 90.67 M² (976 FT²)

LOCATION

Old Bond Street is situated within Bath's central Conservation Area at the junction of Milsom Street; Bath's most fashionable street. Bath's famous city centre shopping is on the doorstep, along with Bath Abbey and The Roman Baths. Bath Spa Railway Station is within a short walk, with direct train services to major south-west centres, including Bristol, along with London Paddington.

DESCRIPTION

The property is Grade II Listed and within the Bath Conservation Area. The property benefits from a prominent corner frontage onto the busy streets of Old Bond Street and Quiet Street. The ground floor offers open plan sales space and the basement provides ancillary accommodation, W/C and kitchen facilities.

The upper floors are separately let to an office occupier and accessed via a side entrance. Provisions for minor extraction are available on the ground floor at the rear of the property. External seating may be an option onto Old Bond Street subject to a pavement licence.

Nearby occupiers include Gieves & Hawkes, Kiehl's, Bobbi Brown, Russell & Bromley and Jo Malone. The former GAP, Radley and Woods Stationers are all under offer to exciting new businesses.

TERMS

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

ACCOMMODATION

The following approximate Net Internal Areas.

	Sq M	Sq Ft
Basement Ancillary	44.52	479
Basement Vault	74.32	800
Ground Floor Sales	90.67	976
Total	209.51	2,266

RENT

We are seeking £70,000 per annum exclusive for the ground floor and basement. Subject to contract

VAT

All figures are exclusive of VAT, if applicable.

BUSINESS RATES

To be reassessed.

ENERGY PERFORMANCE CERTIFICATE

The Certificates can be made available to interested parties upon application.

VIEWINGS

All viewings should be made through the sole agent, Carter Jonas 01225 747260.

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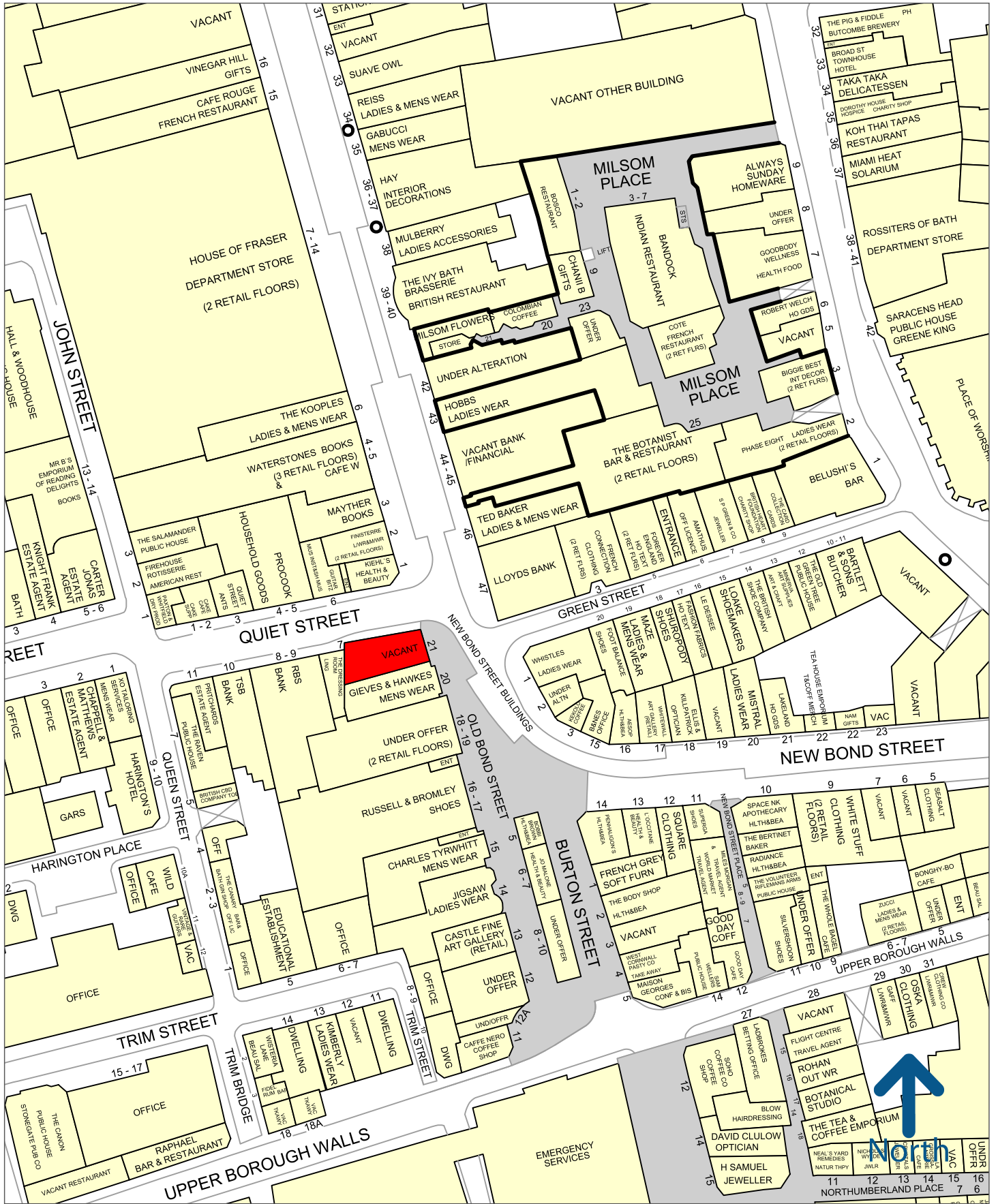
Carter Jonas LLP, 5-6 Wood

Street, Bath, BA1 5JJ

carterjonas.co.uk/commercial

IMPORTANT INFORMATION

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Experian Goad Plan Created: 25/07/2021

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50 metres

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