



13-14 HIGH STREET, BATH, BA1 5AQ

TOTAL SALES (GROUND & FIRST FLOOR) – 325.52 M² (3,504 FT²)

LOCATION

Bath attracts in excess of 5.8 million tourists annually and an estimated visitor spend in excess of £350m per annum, making it the busiest tourist centre in the South West. This adds to an affluent population of 90,000 residents, jumping to around 170,000 in the wider conurbation.

The subject building is in the heart of the city centre, close to tourist drivers Bath Abbey, The Roman Baths and Bath Spa itself. It is also within the established A3/A4 pitch with All Bar One, Bills and Society Cafe in the same block, and Pret A Manger, Turtle Bay, Browns and the newly opened oyster bar Portofino, all within close proximity.

DESCRIPTION

The property is Grade II listed and comprises the entire building arranged over basement, ground, first and second floors. 13/14 High Street is a well proportioned period building with great first floor trading potential with views of the Cathedral with additional ancillary accommodation.

TERMS

New full repairing and insuring lease for a term to be agreed.

The Property has 'E' use and lends itself well to either a bar or restaurant use. Other uses such as offices / accommodation would be considered subject to planning.

RENT

£110,000 per annum. Subject to contract

ACCOMMODATION

Areas (NIA)	M ²	Ft ²
Ground Floor Sales	167.50	1,803
First Floor Sales	158.02	1,701
Second Floor Ancillary	41.71	444
FT Ancillary	41.71	444
Total	408.94	4,392

VAT

All figures are exclusive of VAT, if applicable.

BUSINESS RATES

Interested parties are advised to confirm their estimated business rate by contacting the Local Authority.

Rateable Value 2021/22: £106,000

ENERGY PERFORMANCE CERTIFICATE

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

COSTS

Each party is responsible for its own legal costs incurred in this transaction.

VIEWINGS

Viewings are strictly by prior appointment with Carter Jonas LLP on 01225 747260 or joint agents Hartnell Taylor Cook 0117 923 9234 / Jackson Criss 020 7637 7100.

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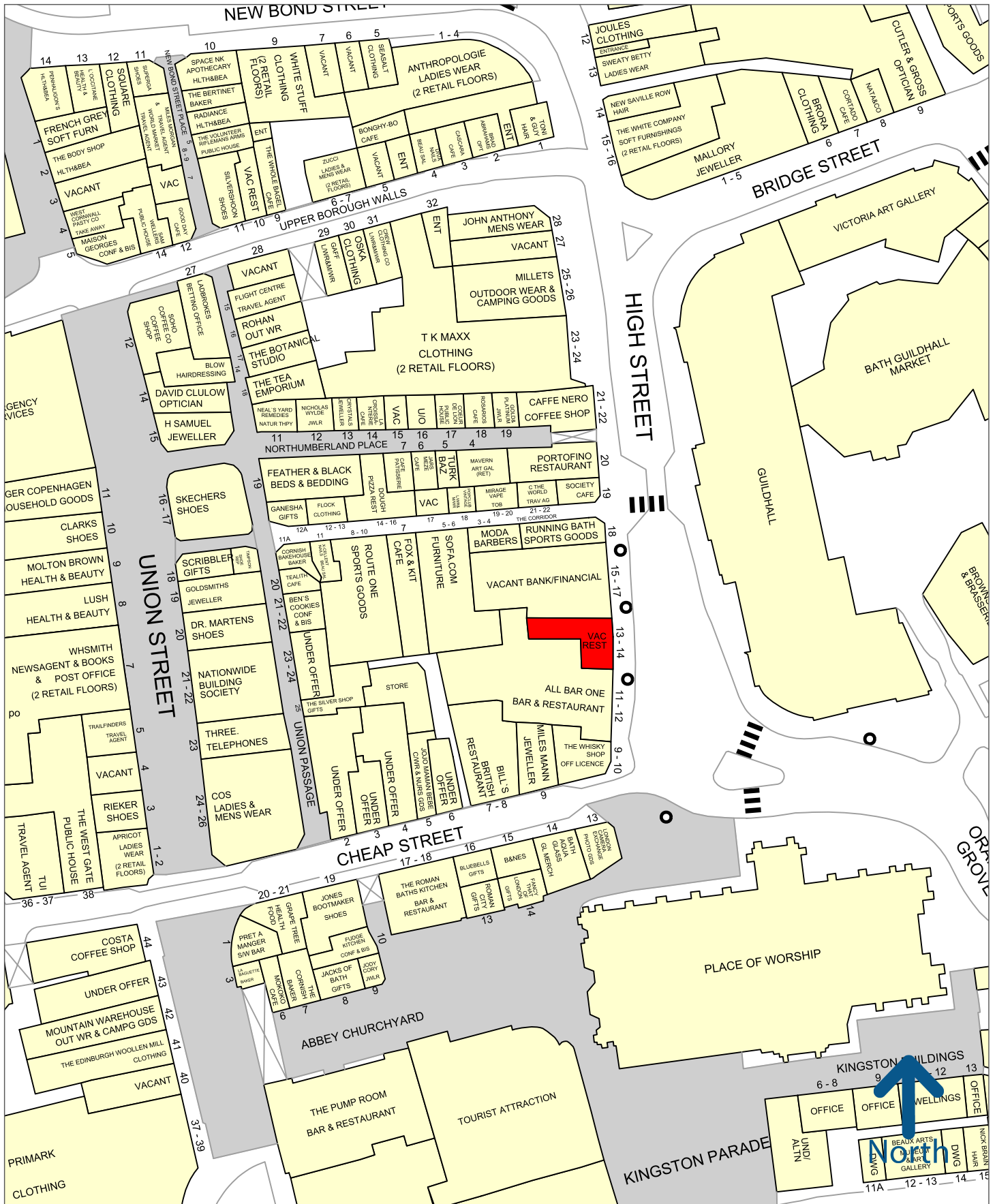
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50 metres

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