

COMMERCIAL

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# TO LET

**27, UPPER BOROUGH WALLS, BATH, BA1 1RH**

**\*\*FIRST & BASEMENT FLOORS ONLY\*\***

**INCENTIVES AVAILABLE**

## LOCATION

The premises front Upper Borough Walls with a return frontage to pedestrianised Union Passage which is where the self-contained entrance to the basement and first floor is located.

The premises immediately adjoin Soho Coffee which fronts prime Union Street where multiples include Caffè Nero, Skechers and H Samuel trade.

## ACCOMMODATION

The approximate net internal floor areas are:

First floor	77.76 sq m	(837 sq ft)
Basement	67.73 sq m	(729 sq ft)

## CONTACT

Carter Jonas  
St Catherine's Court,  
Berkeley Place, Bristol, BS8 1BQ  
[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)

**Maddie Pyles**

01225 747 258 | 01174 530883

[Maddie.pyles.co.uk@carterjonas.co.uk](mailto:Maddie.pyles.co.uk@carterjonas.co.uk)

**Timothy Edgell**

0117 363 5702 | 0117 922 1222

[timothy.edgell@carterjonas.co.uk](mailto:timothy.edgell@carterjonas.co.uk)

## IMPORTANT INFORMATION

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**Carter  
Jonas**

#### **LEASE**

Flexible terms are available with new leases on terms to be agreed available until 20 April 2025.

#### **RENT**

First Floor - £12,500 per annum

Basement - £5,500 per annum

#### **USE**

Licensed Betting Office or uses within what was A1 (Retail) & A2 (Financial services) of the Town and Country Planning (Use Classes Order) 1987. The upper floors are permitted for uses within what was A1, A2, A3 and A5 or other uses subject to landlord's consent.

#### **SERVICE CHARGE & INSURANCE**

A service charge will be levied for the general upkeep, maintenance and management of the entire building on an as and when basis. The Landlord will insure the building and reclaim the premium from the tenant.

#### **RATES**

According to the Valuation Office website, the rateable values are:

1st Floor: £5,300 (from 1 April 2023)

Basement: To be assessed

It is understood that no rates will be payable for the first floor and anticipate the same for the basement but interested parties are advised to satisfy themselves that the above statement and assessments are correct and that this covers their intended business by referring to: <https://www.gov.uk/find-business-rates>

#### **LEGAL COSTS**

Each party to bear their own legal costs in the transaction.

#### **ENERGY PERFORMANCE CERTIFICATE**

The entire premises are assessed as C (58)

#### **VAT**

All figures within these terms are exclusive of VAT where applicable.

#### **VIEWING & FURTHER INFORMATION**

Strictly via sole letting agents:

**Maddie Pyles**

[maddie.pyles.co.uk@carterjonas.co.uk](mailto:maddie.pyles.co.uk@carterjonas.co.uk) 01225 747 258 | 01174 530883

**Timothy Edgell**

[timothy.edgell@carterjonas.co.uk](mailto:timothy.edgell@carterjonas.co.uk) / 0117 363 5702 / 0117 922 1222 or

**Stuart Williams**

[stuart.williams@carterjonas.co.uk](mailto:stuart.williams@carterjonas.co.uk) / 0117 922 1222

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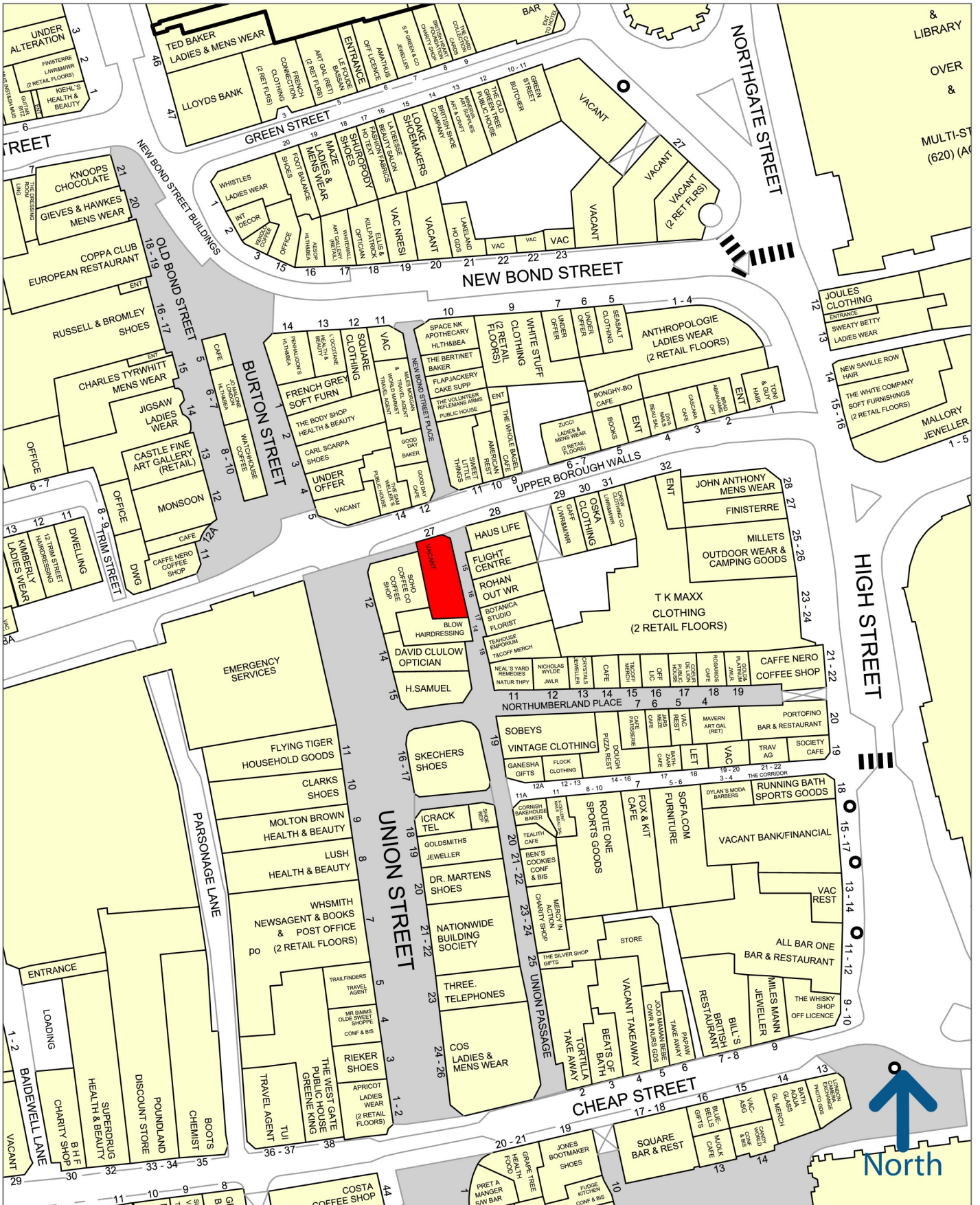


Basement

**SUBJECT TO CONTRACT January 2023**

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50 metres

Experian Goad Plan Created: 30/01/2023  
Created By: Carter Jonas LLP

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