



3-4 BATH STREET, BATH, BA1 1SB

TOTAL SALES SPACE (BASEMENT, GROUND & FIRST FLOOR) – APPROXIMATELY 4,334 FT² (402.63 M²)

LOCATION

The property is situated within the Conservation Area in central Bath and in the middle of the highly visited tourist destinations. The property is located a short walking distance to SouthGate Shopping Centre and opposite The Roman Baths, Pump Room and Abbey Churchyard. The Roman Baths are visited by over 1 million tourists each year and the Thermae Bath Spa is visited by 250,000 tourists.

Bath Street is used as a busy thoroughfare connecting the popular Bath Thermae Spa and the Little Theatre with the main retail shopping spine of Stall Street and Union Street. Nearby occupiers include ECCO Shoes, Primark, LEON, Kokoro, Schuh, Sunglass Hut, The Gainsborough Hotel, LEON, ITSU and Mokoko Bakery.

DESCRIPTION

This Grade I Listed property comprises ground, first and basement floor sales and benefit from an attractive and prominent frontage onto Bath Street.

The colonnades provide for al fresco dining along with additional seating (STP) on Bath Street. The recently refurbished property has a new staircase from basement level to first floor allowing an occupier to utilise all floors as sales. The property also benefits from an alcohol licence.

The property is currently occupied by Fly Fitness who are looking to assign their Lease.

BUSINESS RATES

Current Rateable Value: £80,000

This is an estimate only and takes no account of possible transitional adjustment.

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VAT

All figures are exclusive of VAT, if applicable.

TENURE

The premises are available by way of assignment of the current lease. The current lease terms are:

- Let on a term of 10 years from 21st August 2019
- Rent On Application
- Fixed annual rent reviews at 2%

Alternatively the landlord may consider a new lease by way of a surrender and regrant.

ACCOMMODATION

Property (NIA)	M ²	Ft ²
Ground Floor Sales	134.69	1,450
First Floor Sales	149.64	1,611
Basement Ancillary	118.30	1,273
Vaults Ancillary	97.26	1,047
Total	499.89	5,381

ENERGY PERFORMANCE CERTIFICATE

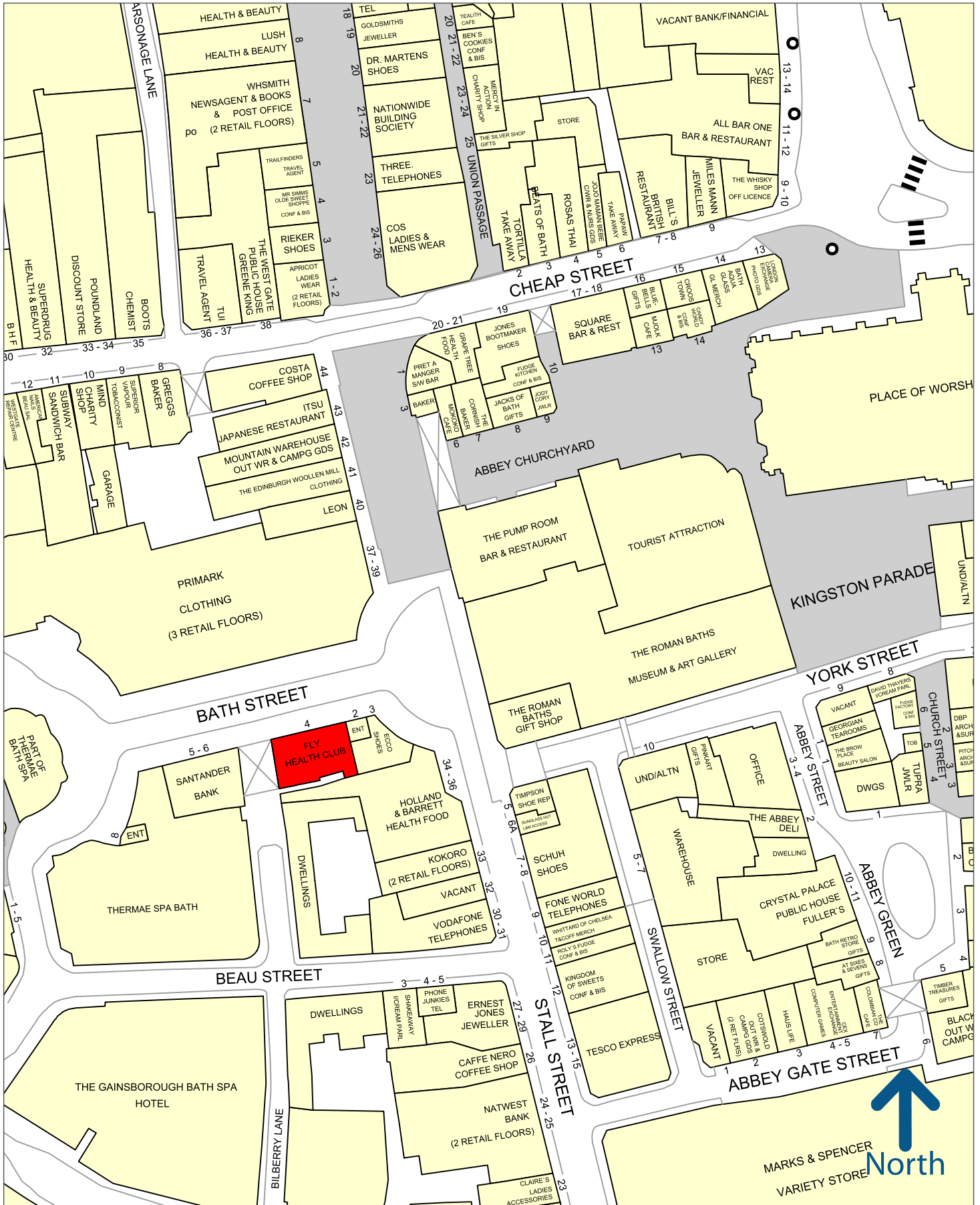
The EPC will be made available to interested parties on application.

VIEWINGS

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

IMPORTANT INFORMATION

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50 metres

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