

Retail Unit TO LET



BATH RETAIL UNIT FOR USE

102 MOUNT ROAD, SOUTHDOWN, BATH, BA2 1LN TOTAL SALES SPACE - APPROXIMATELY 483 SQFT (44 SQM)

LOCATION

Bath is a city of international renown, located approximately 100 miles west of London and 13 miles east of Bristol. Bath is served by excellent transport links, including frequent train services to Bristol Temple Meads and London Paddington.

Mount Road provides local shopping needs predominantly to the adjacent residential areas of Southdown, Whiteway, Twerton and Kingsway. Located on the south-western corner of the city of Bath, it is approximately 2 miles from Bath city centre and Bath Spa Train Station.

Some example of nearby occupiers include Boots Pharmacy, Jones The Butchers, Billys Barbershop, Bombay Balti and Co-op Food.

DESCRIPTION

The property comprises a mid terrace building with open plan ground floor sales and ancillary storage in the basement. A W/C is also located in the basement.

BUSINESS RATES

Current Rateable Value: £6,500

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

TENURE

The premises are available by way of a new effective full repairing and insuring Lease.

ACCOMMODATION

Property (NIA)	M ²	Ft ²
Ground Floor Sales	44.85	483
Basement Ancillary *	19.86	214
Total	64.71	697

* Basement has a limited head height of 1.8m

RENT

£12,000 per annum exclusive, subject to contract.

VAT

All figures are exclusive of VAT, if applicable.

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.

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IMPORTANT INFORMATION

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