





TO LET

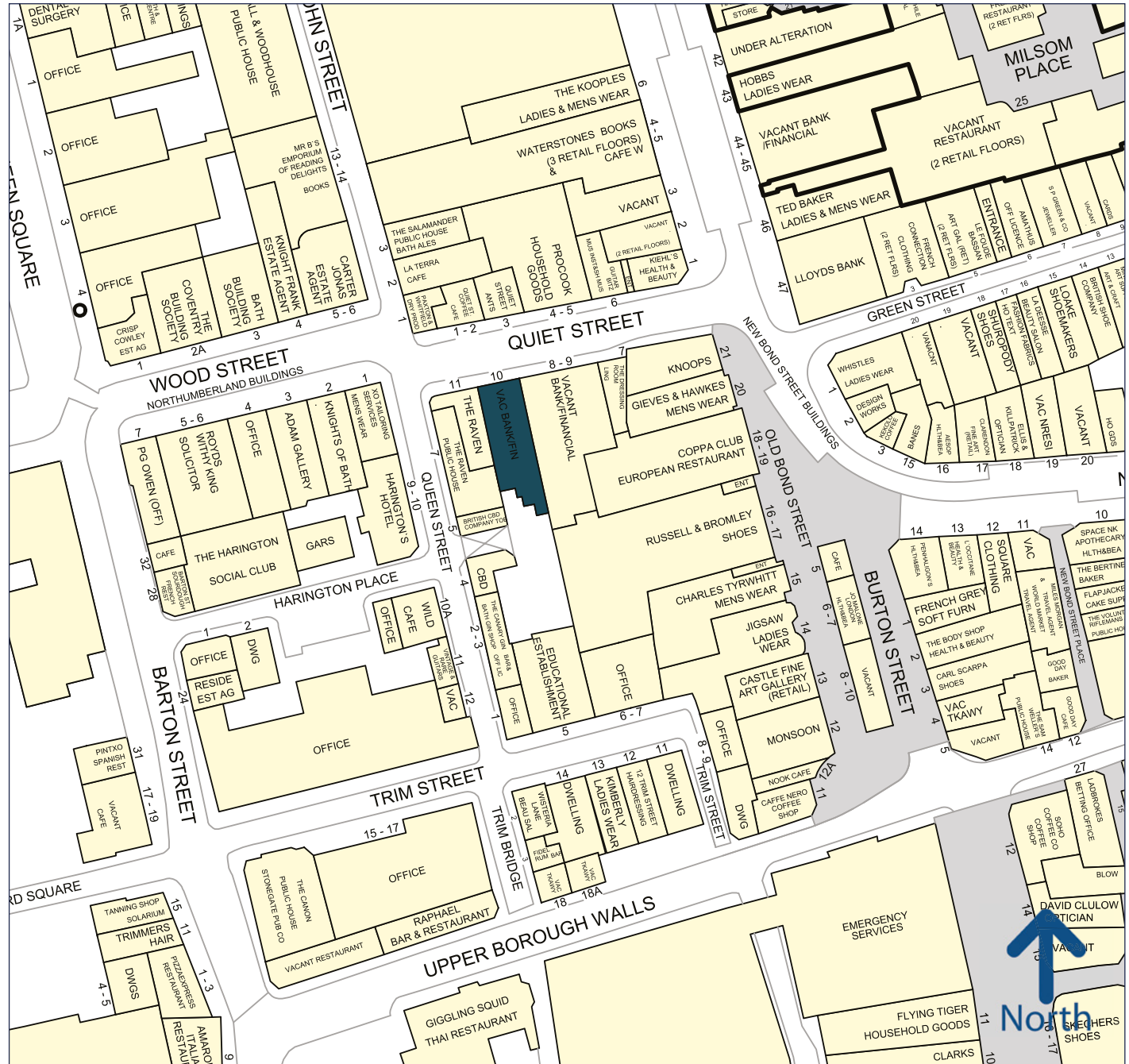
Flexible Retail / Office Unit

LOCATION

Bath is a city renowned for its attractive architecture, unique retail offering & world heritage status. Bath and North-East Somerset has a residential population of 193,400 and annual visitor numbers exceeding 6.25 million, according to the last Visitor Impact Report 2018. Bath is served by excellent transport infrastructure, junction 18 of the M4 being just 10 miles to the north via the A46. Train journeys to Bristol are just 12 minutes, with travel to London Paddington approximately 1 hour.

SITUATION

Quiet Street connects Queen Square with Milsom Street via Wood Street. Occupiers on the street include local independent and national retailers. Nearby occupiers along the street include Kiehl's Paxton & Whitefield and ProCook.





ACCOMMODATION

The property benefits from the following Net Internal Floor Areas:-

Retail	Ground	120 Sq M	1,300 Sq Ft
	Basement	138 Sq M	1,489 Sq Ft
Sub Total		258 Sq M	2,789 Sq Ft
Offices	First Floor	54 Sq M	586 Sq Ft
	Second Floor	67 Sq M	731 Sq Ft
Sub Total		121 Sq M	1,317 Sq Ft
Total		381 Sq M	4,106 Sq Ft

Measured in accordance IPMS, incorporating the Code of Measurement Practice 6th Edition

DESCRIPTION

The unit comprises a ground-floor sales area with large display window to Quiet Street, together with first and second-floor ancillary office space. Further retail / ancillary accommodation is provided at basement level which has good floor to ceiling height.

TERMS

The premises are available on a new full repairing lease, terms to be agreed. The quoting rent is £50,000 per annum.

VAT

The property is not elected for VAT, therefore VAT is not payable.

EPC

The demise has an EPC Rating of 77 D

RATES

Ratable Value	£67,500
UBR (23/24)	0.512
Rates Payable	£34,560

Interested parties are advised make their own enquiries with the Valuation Office in respect of rates and any rates relief that may be available.

LEGAL COSTS

Each party is to be responsible for their own legal and professional fees incurred.

FURTHER INFORMATION

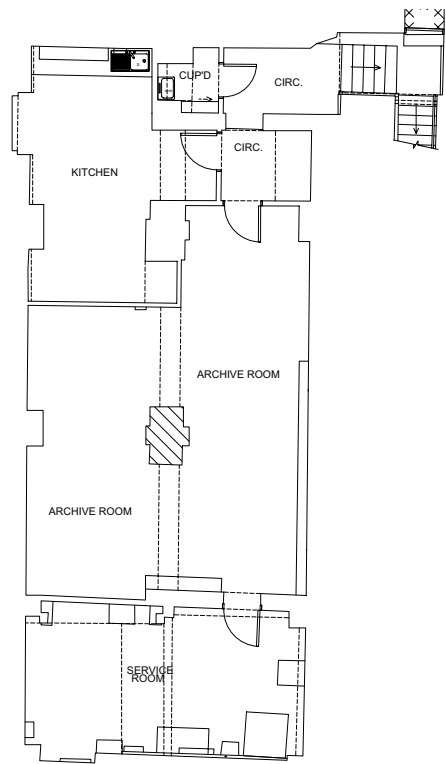
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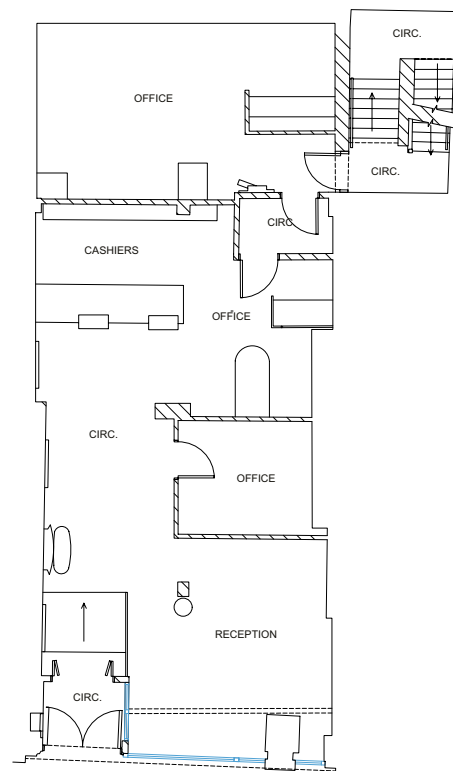
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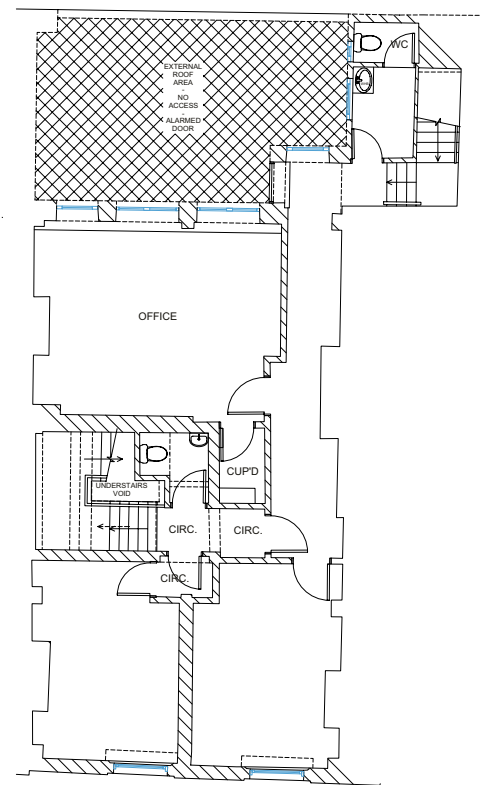
SUBJECT TO CONTRACT



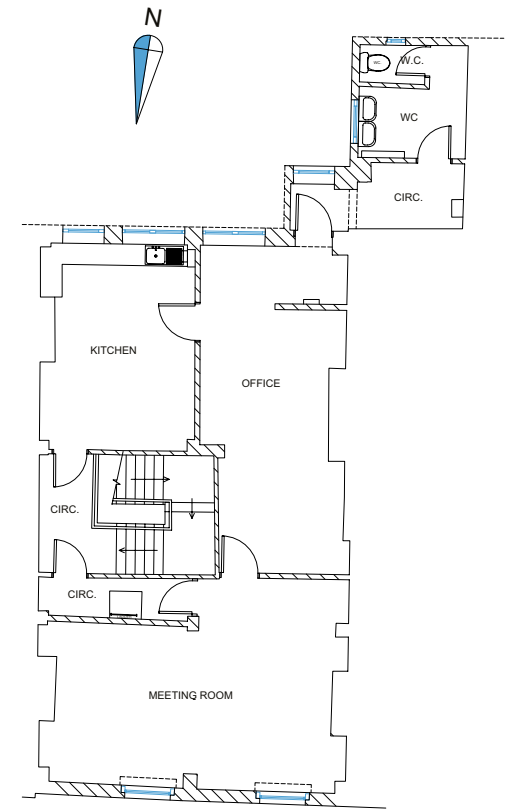
BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



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Important notice: These Particulars do not constitute an offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and purchasers must satisfy themselves as to their accuracy. No person representing CSquared has any authority to make representation or warranty whatever in respect of the property. All measurements are approximate. Under the Finance Acts 1989 & 1997, VAT may be levied on the rent or sale price.

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