







## TO LET

Prominent retail unit in prime city centre location

### 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 20 minutes.

### SITUATION

The premises are situated on a highly prominent position on the ground floor of Cambridge House immediately adjacent to Southgate Shopping Centre, one of Bath's main retail offerings. Nearby occupiers include Marks and Spencers, All Saints, H&M, River Island and Topshop.

### DESCRIPTION

The property is situated over ground and basement floor levels. The ground floor comprises an open plan space with an extensive return frontage, with the basement floor providing additional ancillary accommodation.

1-4 Cambridge House, Southgate, Bath, BA1 1JT

### ACCOMMODATION

We understand the gross internal floor areas are as follows: -

Ground Floor	450.36 Sq M	4,848 Sq Ft
Basement	105.03 Sq M	1,130 Sq Ft
<b>Total</b>	<b>555.39 Sq M</b>	<b>5,978 Sq Ft</b>

Measured in accordance with RICS Property Measurement Statement (2nd Ed.) incorporating the RICS Code of Measuring Practice (6th Ed.)

### TENURE / RENT

The premises are available to let on the basis of a new effective full repairing and insuring lease, terms to be agreed.

Rental information is available upon request.

### EPC

Please enquire with the agent for the precise asset rating.

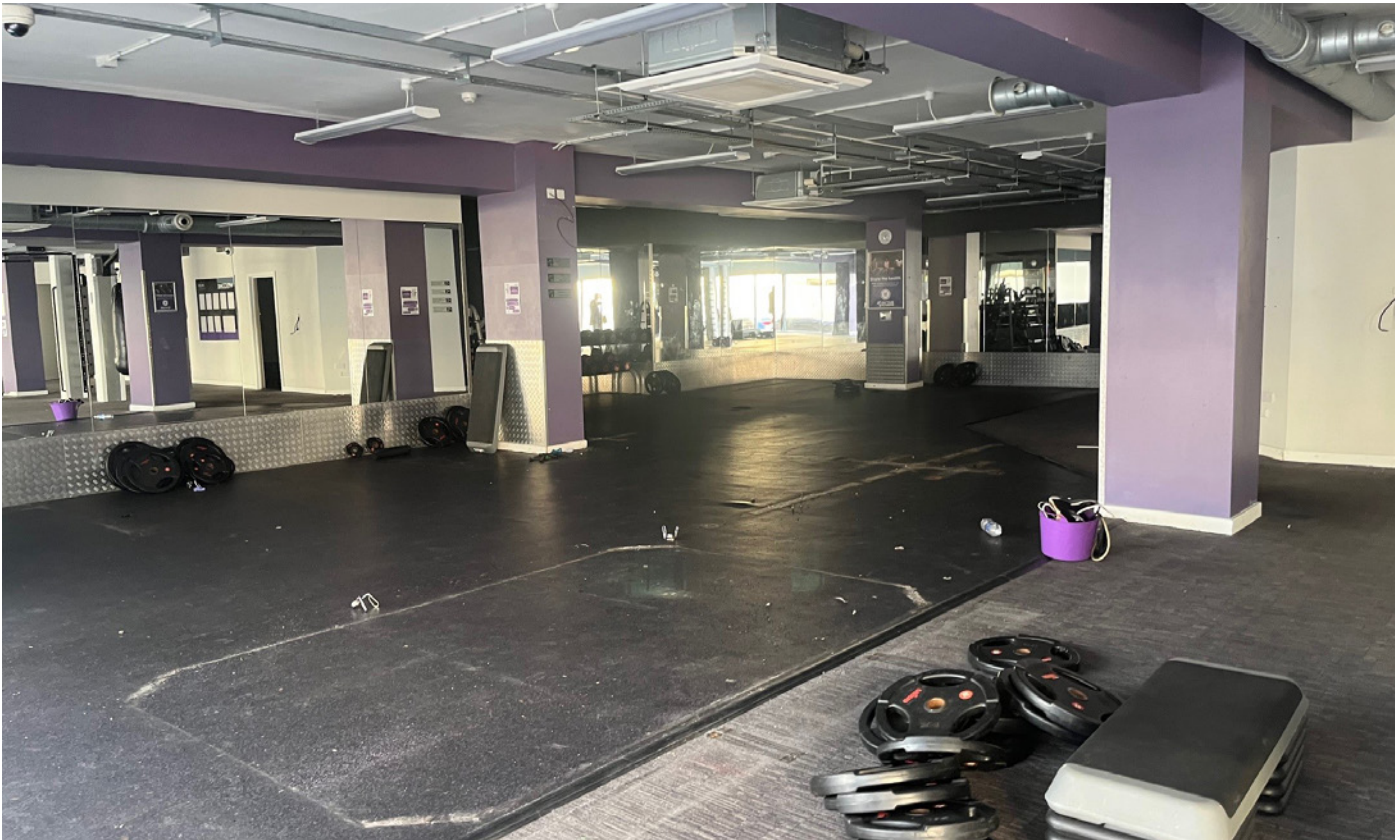
### RATING ASSESSMENT

Rateable Value (April 2023)	£127,475
UBR(23/24)	0.512
Rates Payable (April 2023)	£65,267.20

We recommend any interested parties make their own enquiries with the Rating Authority to verify rates payable considering their particular circumstances.







## SERVICE CHARGE

The tenant will be expected to contribute to a fair and reasonable proportion of the landlord's costs in the upkeep, repair and maintenance of the building. Further details provided upon request.

## VAT

VAT is applicable at the prevailing rate.

## LEGAL COSTS

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

## FURTHER INFORMATION

Viewings can be arranged through the joint agents,

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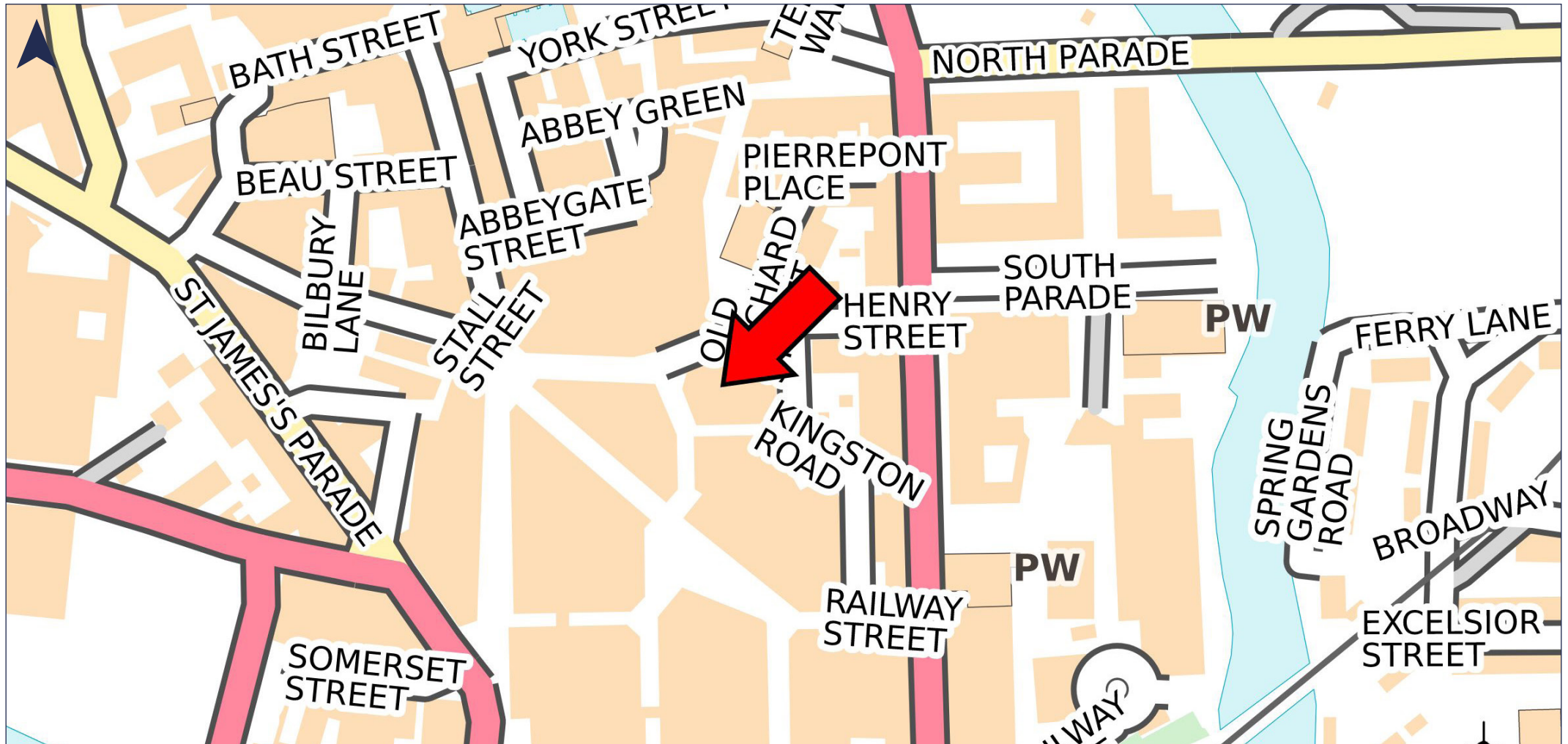
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