







# TO LET

## Takeaway / Retail Premises

### 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 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 property is situated on Walcot Street, Bath's popular Artisan Quarter. Situated at the northern end and on the eastern side of Walcot Street, approximately 100 yards from London road and 0.3 miles north-east of Bath City Centre. There is limited short-stay pay & display parking along the street.

Nearby commercial occupiers include Farrow & Ball, Broadleaf and Meticulous Ink to name a few

### DESCRIPTION

140 Walcot Street comprises a ground floor retail unit as part of a four storey, Grade II Listed, end-terrace building. The property provides a double fronted window display and a main sales area / counter. Behind is a kitchen with a single WC located off a side lobby.

140 Walcot Street, Bath, BA1 5BL

### ACCOMMODATION

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

Ground Floor	34.74 Sq M	373.94 Sq Ft
<b>Total</b>	<b>34.74 Sq M</b>	<b>373.94 Sq Ft</b>

Measured in accordance with the RICS International 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 at a rent of £16,000 per annum ex VAT. Full terms available upon application to the sole agents.

### EPC

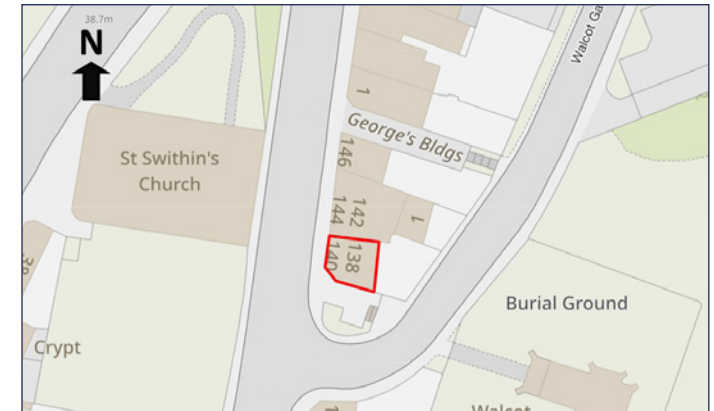
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### RATING ASSESSMENT

Rateable Value (April 2023)	£5,800
UBR(23/24)	0.512
Rates Payable (April 2023)	£2,970

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 sole agents,

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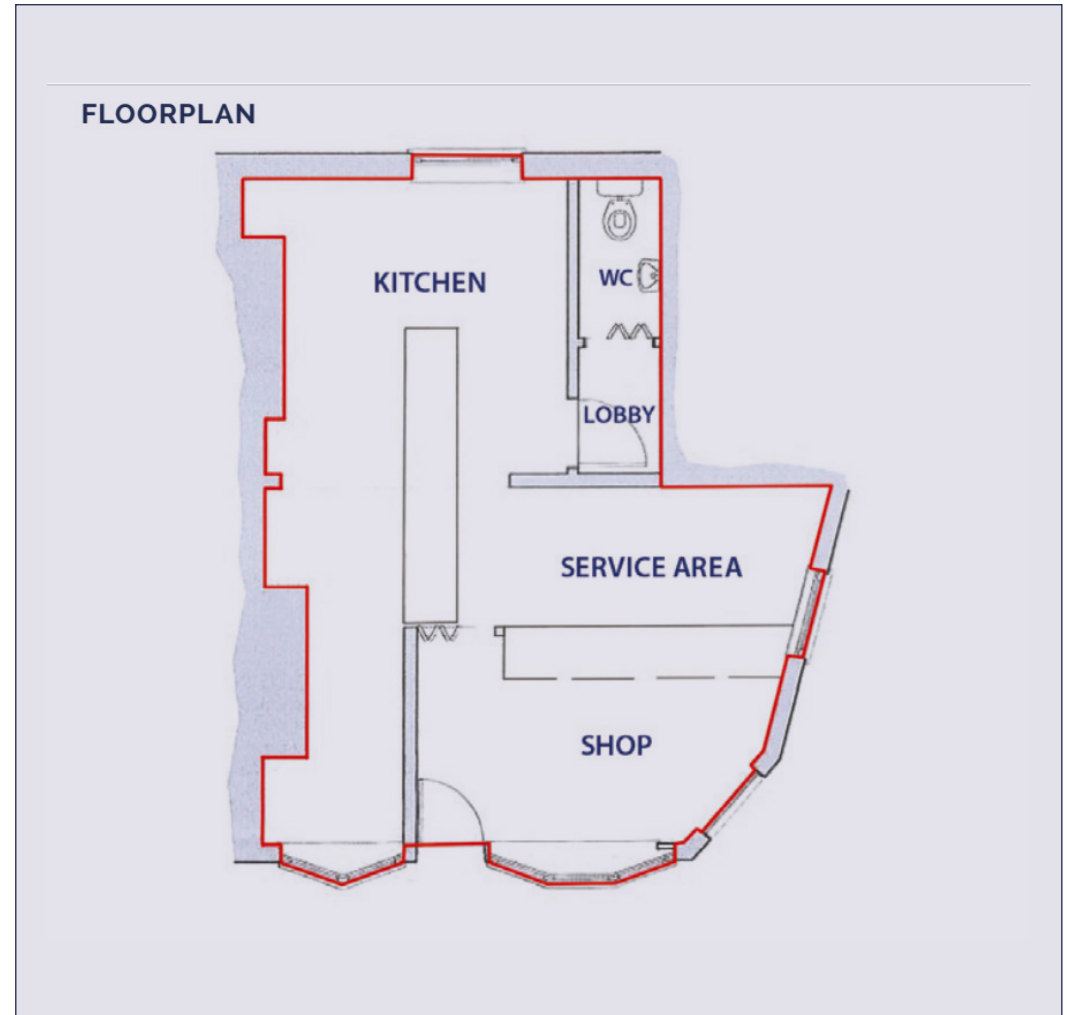
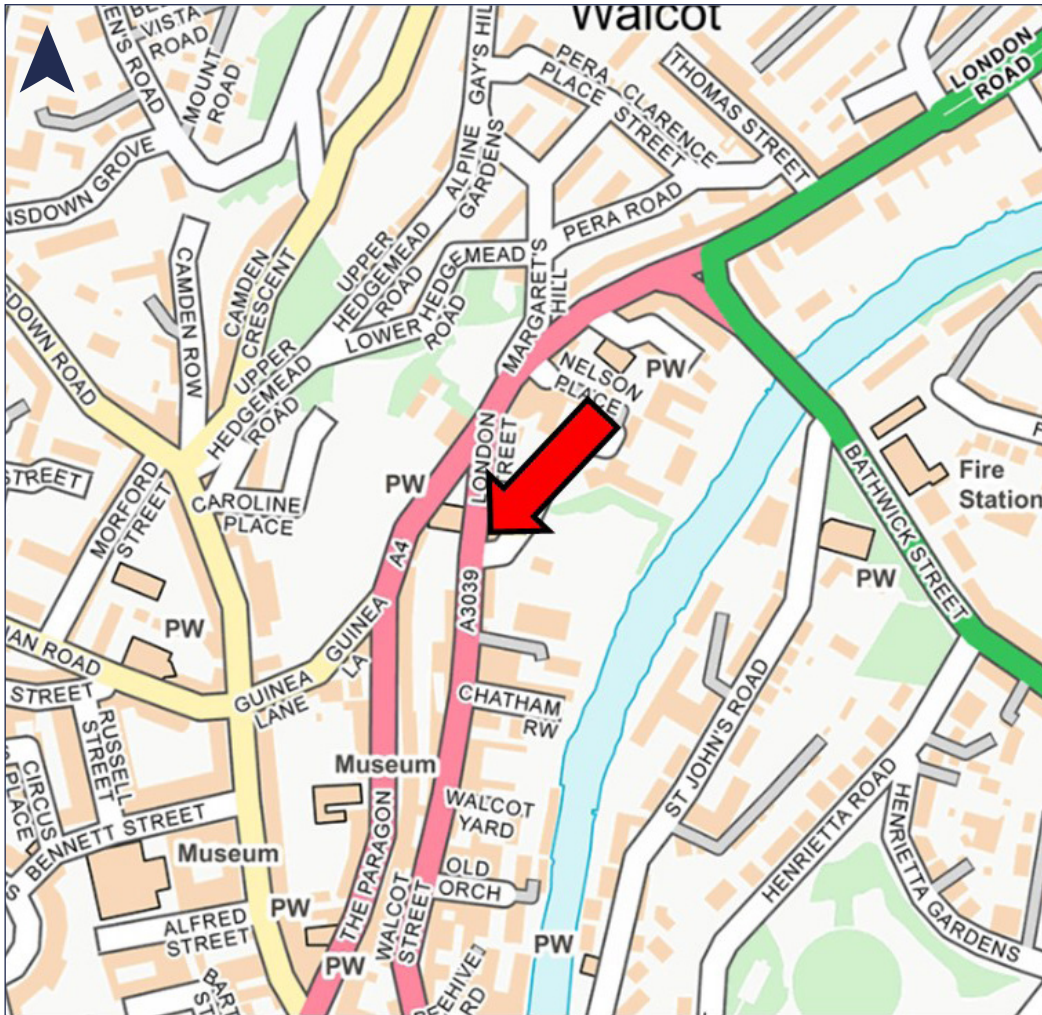
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