



CSquared

TO LET

13 – 14 George Street, Bath, BA1 2EN





TO LET

Bar / Restaurant / 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 George Street in central Bath and occupies a prominent terraced position with potential for enhanced display frontage to George Street. The property is located towards the western end of the street, close to an array of independent retailers and eateries. Nearby significant occupiers include Claytons Kitchen, Circo, Sub13, Slug and Lettuce, Miller and Carter and Grace and Mable.

George Street benefits from good levels of daytime and evening footfall, attracting locals and tourists alike.

DESCRIPTION

13-14 George Street offers flexible trading space over ground and basement levels and would suit a variety of commercial uses. The premises sit amongst a variety of high-end independent restaurants and is a renowned food destination. The premises offers space for a 100+ cover restaurant with separate bar areas and opportunity for private dining.

The premises would equally suit a retail and showroom offering. The ground floor has multiple entrances and high prominence to the busy Gay Street / George Street corner linking Queen Square to the King Circus. The lower ground floor offers a wide sales area easily tradeable which is very rare in the centre of Bath.

The upper floors, comprising cellular rooms previously used as recording studios, are not included but may be available by way of separate negotiation. Please enquire with the agent for further information.





ACCOMMODATION

The property benefits from the following Net Internal Floor Areas:

Basement	143 Sq M	1,539 Sq Ft
Ground Floor	104 Sq M	1,119 Sq Ft
Restricted Height Storage Area	20 Sq M	215 Sq Ft
Total	267 Sq M	2,873 Sq Ft

* Upper floors available via separate negotiation. *

The above are based upon a Net Internal Area, in accordance with the RICS Property Measurement Statement (2nd Edition) incorporating The Code of Measuring Practice (6th Edition).

TENURE

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

RENT

£69,950 per annum, excl of VAT.

EPC

63 C

RATING ASSESMENT

Rateable Value (April 2023)	£59,000
UBR(23/24)	0.512
Rates Payable (April 2023)	£30,208

* Ground and basement subject to reassessment *

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

SERVICES

The property benefits from all mains services.



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 to bear their own costs.

FURTHER INFORMATION

For further information or to arrange a viewing please contact the sole agents at CSquared,

Nathan Clark

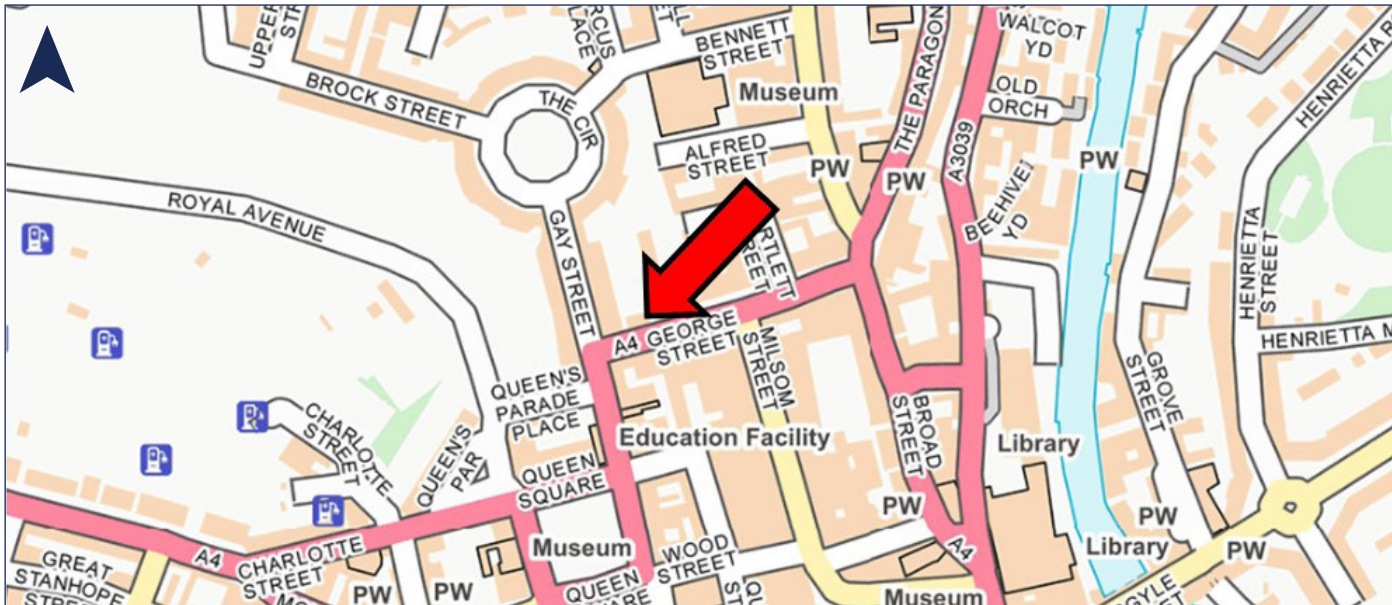
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