







## TO LET

### Retail / Office Unit (Strictly no hot food uses)

#### 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 property is situated just off Moorland Road, one of the busiest suburban retail parades within the city limits of Bath, serving the local area which is a mix of young families and students. Just south of the Lower Bristol Road is home to many independent retailers, pubs, restaurants and professional services. Sainsburys, The Oyster Shell, Velo Lounge, The Grumpy Baker, Greggs and Bath Opticians are in all in close proximity.

#### DESCRIPTION

15 Livingstone Road comprises a well-lit open plan sales / office area at ground floor level of an end terraced property, with ancillary accommodation to the rear.

The unit benefits from good street frontage and has a double fronted display.

#### ACCOMMODATION

The property benefits from the following Net Internal Floor Areas:

	Sq M	Sq Ft
<b>Total</b>	<b>44.96 Sq M</b>	<b>484 Sq Ft</b>

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

£11,000 per annum, excl of VAT.





## EPC

63 C

## RATING ASSESSMENT

Rateable Value (April 2023)	£8,169
UBR(23/24)	0.499
Rates Payable (April 2023)	£4,076

Rates payable may be subject to small business rate relief eligibility.

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

## 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.

### Emily Dagg

M 07398 637345

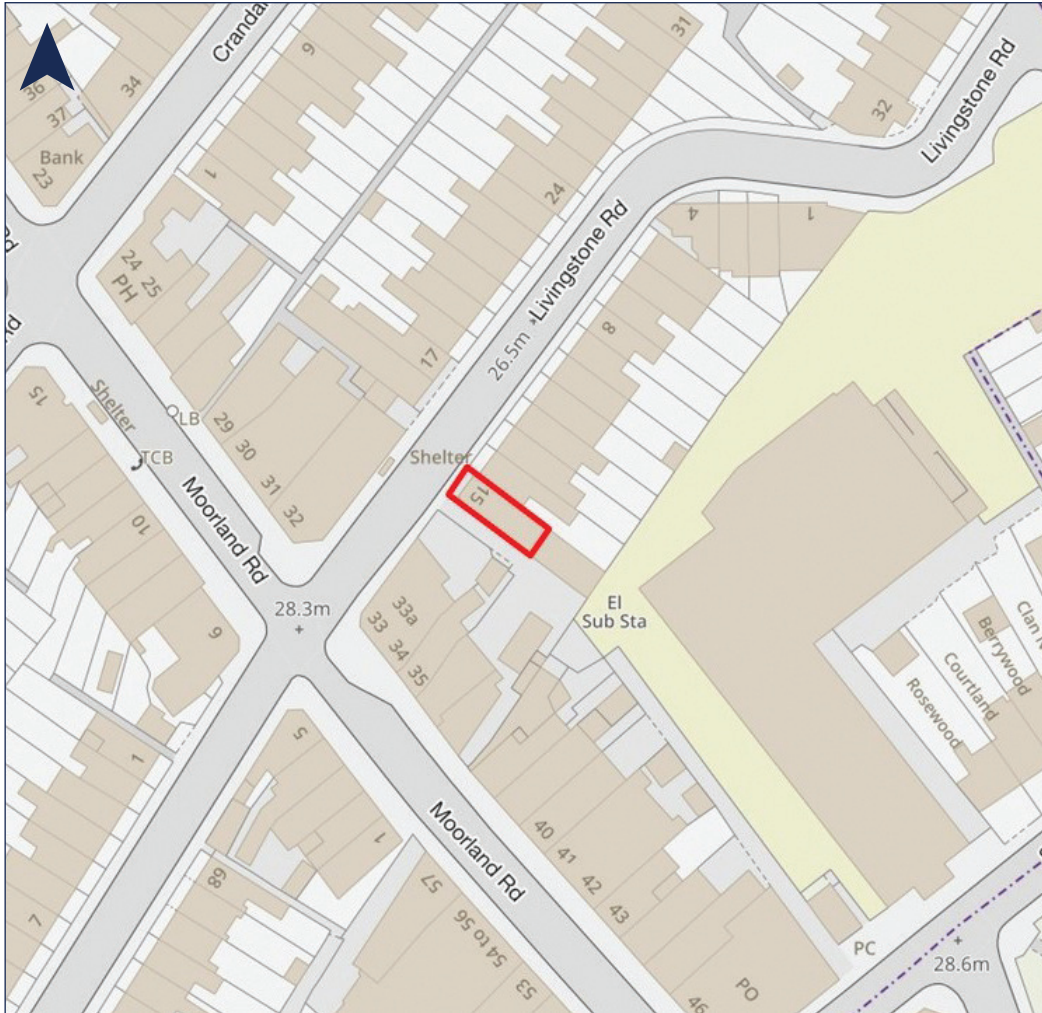
E [emily.dagg@cs-re.co.uk](mailto:emily.dagg@cs-re.co.uk)

### Allan Lloyd

M 07527 388036

E [allan.lloyd@cs-re.co.uk](mailto:allan.lloyd@cs-re.co.uk)





82 Walcot Street  
 Bath, BA1 5BD  
 t 01225 432789  
 e info@cs-re.co.uk

[www.cs-re.co.uk](http://www.cs-re.co.uk)

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