

# Shop To let

## 32 Milsom Street, Bath BA1 1DG



Quoting Rent

**£40,000 pa**



Size

**765 sq ft Sales**



Premises

**Prominently situated  
towards the top of  
Milsom Street, Bath**

**Grade II Listed Building**



Planning

**Class E of the Town &  
Country Planning (Use  
Classes) Order 2020.**

### Get more information

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## Location

The City of Bath is a World Heritage Site attracting approximately 5.8m tourists per year with an established visitor spend in excess of £350m.

The premises are prominently situated towards the top of Milsom Street, adjacent to **Suave Owl**, opposite **HMV** and close to **Reiss, Vinegar Hill, Bravissimo, Savills, OKA and House of Fraser (Jollys)**.

## Description

The premises are arranged over ground only providing the following approx. internal floor areas:-

Floor	Area (sq ft)	Area (sq m)
Internal Width (at front)	14ft 4in	4.36m
Internal Width (min)	12ft 4in	3.75m
Shop depth	58ft 10in	17.93m
Ground Floor Sales	765 sq ft	71sq m
Rear Stock/Kitchen	266 sq ft	25 sq m

## Tenure

The property is available by way of a new FRI lease for a term to be agreed and subject to rent reviews at 4-year intervals.

## Rent

Rental offers in the region of £40,000 pa excl. are invited.

## Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

The premises are Grade II Listed.

**Interested parties should carry out their own due diligence in this regard.**

## Business Rates

We understand that the property is assessed as follows:

<b>Rateable Value:</b>	<b>£44,000</b>
<b>UBR (2024/2025):</b>	£0.499

**Interested parties may benefit from rates relief if applicable and should carry out their own investigations.**

## EPC

The EPC rating is C-56. A certificate can be made available on request.

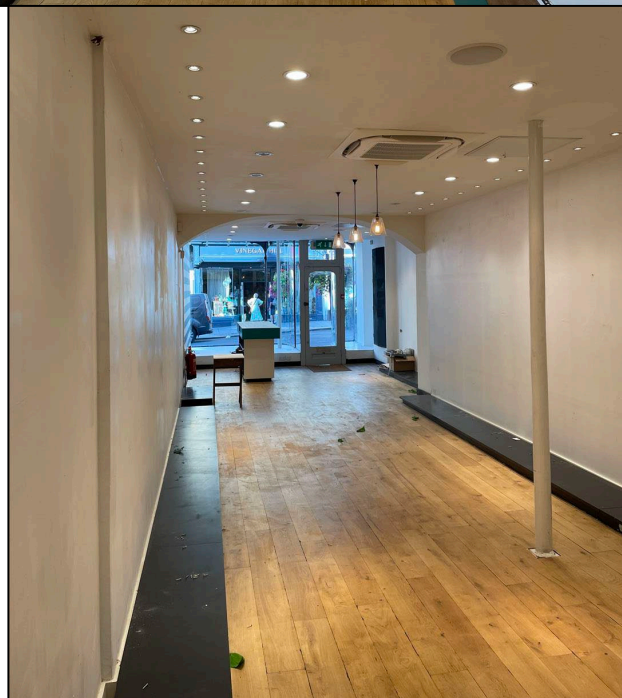
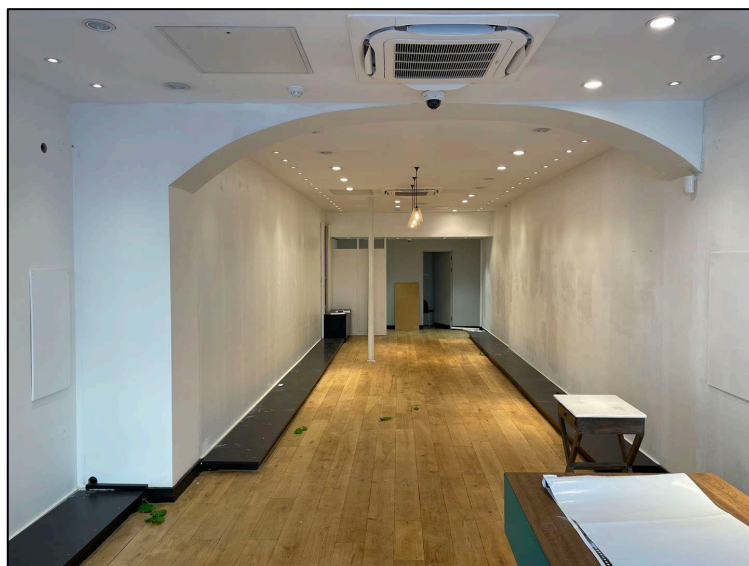
## Legal Costs

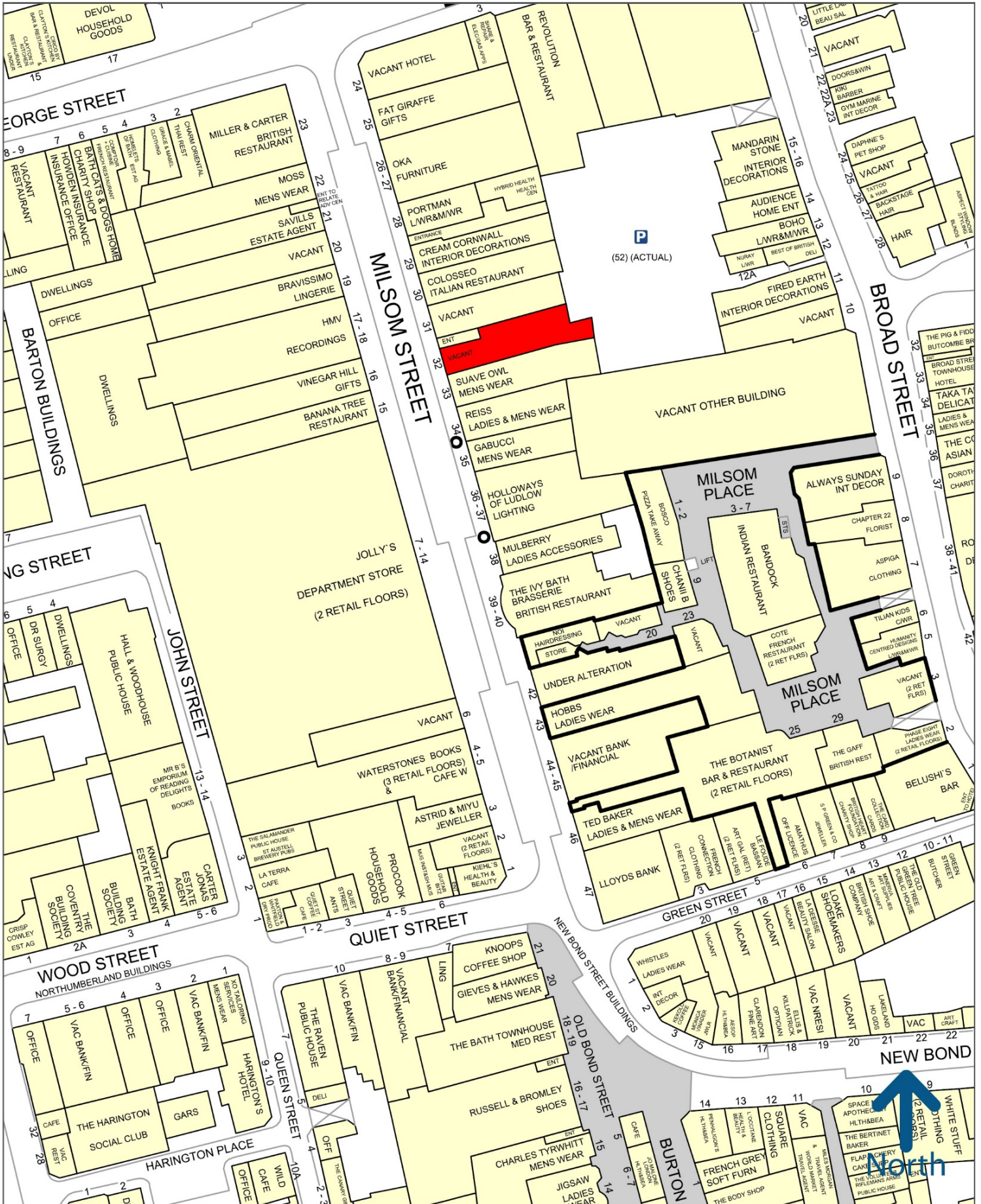
Each party are to be responsible for their own legal costs incurred in the transaction.

## VAT

VAT if applicable will be charged at the standard rate.

**Subject to Contract**





50 metres

Experian Goad Plan Created: 18/06/2024  
Created By: Avison Young



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scan the QR code



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