



# 1-2 North Parade Buildings

Bath, BA1 1NS

**TO LET**

**GROUND FLOOR RETAIL UNIT**

**712 sq ft (66.15 sq m)**

- + Prime location
- + Includes basement
- + Sui Generis planning use

029 2081 1581

[www.emanuel-jones.co.uk](http://www.emanuel-jones.co.uk)

**LOCATION**

The property is located in the centre of the UNESCO world heritage city of Bath. Parade Gardens, The Roman Baths and Bath Abby all sit within a two minute walk.

The locality is filled with both national and independent retailers such as Café Retro, M&S and The Bath Bun.

**DESCRIPTION**

The property comprises a ground floor retail unit with basement ancillary accommodation.

**ACCOMMODATION**

The property provides the following approximate areas;

Ground Floor Sales	712 sq ft		(66.15 sq m)
Basement	705 sq ft		(65.50 sq m)
<b>Total</b>	<b>1,417 sq ft</b>	<b> </b>	<b>(131.65 sq m)</b>

**TENURE**

The property is currently held on an effective full repairing and insuring lease expiring on the 3rd March 2027 with a passing rent of £39,500 per annum.

The property is available by way of an assignment of the existing lease or a sublease.

Additionally, subject to covenant strength, the landlord would considering granting a new lease on terms to be agreed.

**USE**

The property benefits from Sui Generis (bookmakers) planning use.

There is potential for alternative uses subject to planning consent.

**VAT**

We understand that the property has been elected for VAT and will be charged where applicable.

**RENT**

£39,500 per annum.

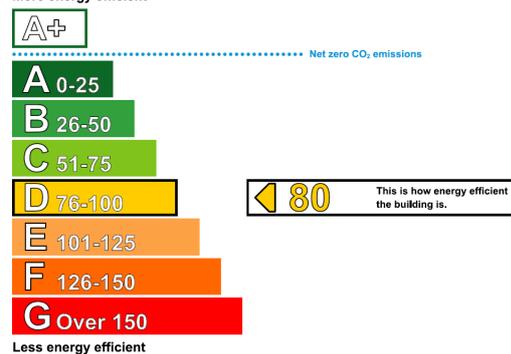
**BUSINESS RATES**

We are informed that the rateable value of the property is £26,500 and the rates payable for year ending March 2021 is £13,223.50.

Interested parties should make their own enquiries with the Local Authority.

**EPC**

More energy efficient

**LEGAL COSTS**

Each party to bear their own legal and professional costs incurred.

**VIEWING**

Strictly by appointment through sole agents Emanuel Jones:-

Contact: David Williams / Leo Llewellyn  
 Email: david@emanuel-jones.co.uk  
 leo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



April 2020

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