



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

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)

Total	1,417 sq ft		(131.65 sq m)
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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.

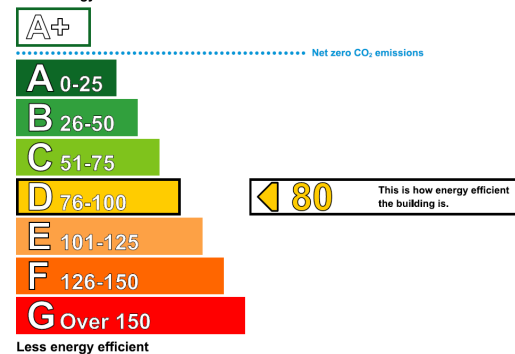
BUSINESS RATES

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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