



5 Walcot Street, Bath, BA1 5BN

TO LET

PROMINENT RETAIL UNIT
1,140 sq ft (106 sq m)

- + Ground floor shop
- + Prime town centre location
- + Alternative uses available subject to planning

029 2081 1581

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LOCATION

The property is located on Walcot Street, a popular retail thoroughfare within Bath. Walcot Street has good connectivity, being a short drive from London Road which connects to the A46 and M4 motorway thereafter. Within close proximity to the property is Bath Spa train station and Podium Car Park.

There are a variety of local and nation occupiers on Walcot Street including Waitrose, The Hilton and Picnic Coffee.

DESCRIPTION

The property comprises a ground floor retail unit with good, glazed frontage onto Walcot Street. In addition, there are ancillary basement areas.

ACCOMMODATION

The property provides the following approximate areas;

Ground Floor Front	763 sq ft (70.9 sq m)
Basement	377 sq ft (35.1 sq m)

Total 1,140 sq ft | (106 sq m)

LEASE TERMS

The property is available by way of sub-let / assignment of the existing lease.

The passing rent is £30,000 per annum with a term commencing on 23rd March 2016 expiring on 7th May 2026.

USE

The property benefits from sui generis planning use.

There is potential for alternative uses, subject to planning.

RENT

£30,000 per annum.

BUSINESS RATES

We are informed that the rateable value of the property is £21,500. Using the 2022/23 UBR (0.512) the rates payable are £11,008.

Under current Coronavirus legislation we understand, retail, leisure and hospitality businesses in England will receive 50% non-domestic rates relief for the year 2022/23.

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

EPC

The property has an EPC rating of D (89). A full copy of the certificate can be provided upon request.

VAT

To be confirmed. All costs quoted exclusive of VAT, where applicable.

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 / Carlo Piazza
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SUBJECT TO CONTRACT AND AVAILABILITY



January 2023

**5 Walcot Street,
Bath, BA1 5BN**

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