emanueljones
chartered surveyors

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

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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 apporoximate 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)

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.

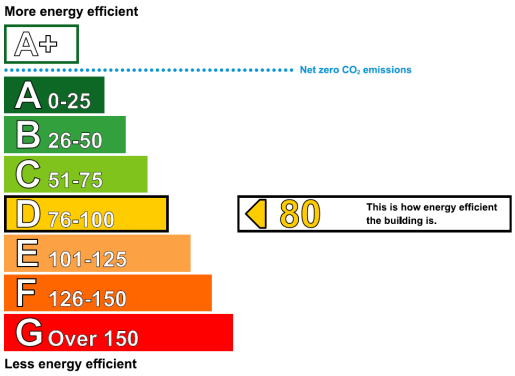
There is potential for alternative uses subject to planning consent.

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. Using the 2026/27 UBR, the rates payable equate to is £11,448.

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

EPC


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 / Luca Piazza
Email: david@emanuel-jones.co.uk
luca@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY

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August 2026

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Subject to contract & availability: Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contact. All descriptions, dimensions, reference to condition and nessessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satify themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.