

TO LET

14 Union Street, Bath, BA1 1RR

Prime, High Footfall Location

- Ground floor sales approx. 780 sq ft
- Located on Bath's retail shopping spine
- Additional frontage onto Union Passage
- Nearby retailers include SOHO Coffee, WH Smith, Tiger, H Samuel, & Lush

Location

Union Street, along with Stall Street, forms the prime retail spine heading north from the new SouthGate shopping centre at its southern end and up to Milsom Street at its most northerly. Tourist attractions such as Bath Abbey and the Roman Baths are close by and retailers in the immediate vicinity include **SOHO Coffee, Sofa.com, Tiger, W H Smith, Scribbler, Lush** and soon to be **Cos**.

Description

The property comprises a Listed Building situated on the eastern side of the street, with secondary frontage and access from Union Passage. The ground floor provides an open plan sales area and the basement has W/C facilities as well as office accommodation and storage space. The Landlord is to install a new shopfront.

Accommodation

Net Frontage:	6.5 m	21.33 ft
Ground Floor Sales:	72.6 sq m	780 sq ft
Basement Storage:	51.0 sq m	550 sq ft
Basement Vaults:	3.5 sq m	37 sq ft
Total:	127.1 sq m	1,367 sq ft

(Interested parties are advised to verify these areas on site by prior appointment).

Terms

The property is available on a new effective full repairing and insuring lease subject to a service charge on terms to be agreed.

Rent

£120,000 per annum exclusive.



Rateable Value

We are verbally advised that the unit is assessed as follows:

Rateable Value:	£94,500.00
Rates Payable (18/19):	£51,415.56

This is an estimate only and takes no account of possible transitional adjustment. Interested parties are asked to verify these figures with Bath and North East Somerset Council (012 2547 7777).

VAT

The rental is exclusive of VAT, if applicable.

Viewing

Viewing is strictly by prior appointment through Harper Dennis Hobbs:

willmabbett@hdh.co.uk
020 7462 8704

Alternatively, please contact our joint agents
Carter Jonas:

tim.brooksbank@carterjonas.co.uk
012 2574 7266

mike.mcelhinney@carterjonas.co.uk
012 2574 7274

Subject to Contract

In accordance with Section 20 of the Estate Agents Act 1979, we declare that one of the directors of Harper Dennis Hobbs has an interest in this property.