



## 42 Milsom Street Bath

- Prime Location
- 98 sq m on Ground Floor

### Prime lease for sale

#### Location

The property is located on Milsom Street, one of Bath's prime quality shopping streets. Adjacent to Hobbs and the entrance to Milsom Place Shopping Centre. Other nearby retailers include Ted Baker, East, Kiehl's, Hay, Reiss, TM Lewin, Moss, Jolly's Department Store and The Ivy.

#### Description

The property comprises a mid-terraced, Grade II listed, Georgian townhouse arranged over ground, first, second and third floors together with basement.

The property offers a fantastic opportunity to open a "Maison" similar to The Ivy and Brissi on Milsom Street.

#### Tenure

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

#### Rent

£200,000 per annum exclusive

#### Accommodation

Approximate net internal areas:

Ground Floor	1,056 sq ft	98 sq m
Ground Floor Anc	193 sq ft	18 sq m
Basement Anc	646 sq ft	60 sq m
Basement Vaults	538 sq ft	50 sq m
1 <sup>st</sup> Floor	849 sq ft	78 sq m
2 <sup>nd</sup> Floor Sales	854 sq ft	79 sq m
2 <sup>nd</sup> Floor Anc	475 sq ft	44 sq m
3 <sup>rd</sup> Floor And	821 sq ft	76 sq m

**Total: 5,849 sq ft 541 sq m**

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

#### Premium

Offers invited

#### Business Rates

Rates Value	£115,750
Rates Payable (17/18)	£55,444.25
(18/19)	£57,064.75

Interested parties should make their own enquiries from Bath and North East Somerset Council (01225 47 77 77).

#### VAT

All figures are quoted exclusive of VAT, if applicable.

#### Viewing

Staff are unaware of the pending disposal; therefore, viewing is strictly by prior appointment through sole agents Harper Dennis Hobbs:

#### Subject to contract

#### David Harper

davidharper@hdh.co.uk

T 020 7462 9107

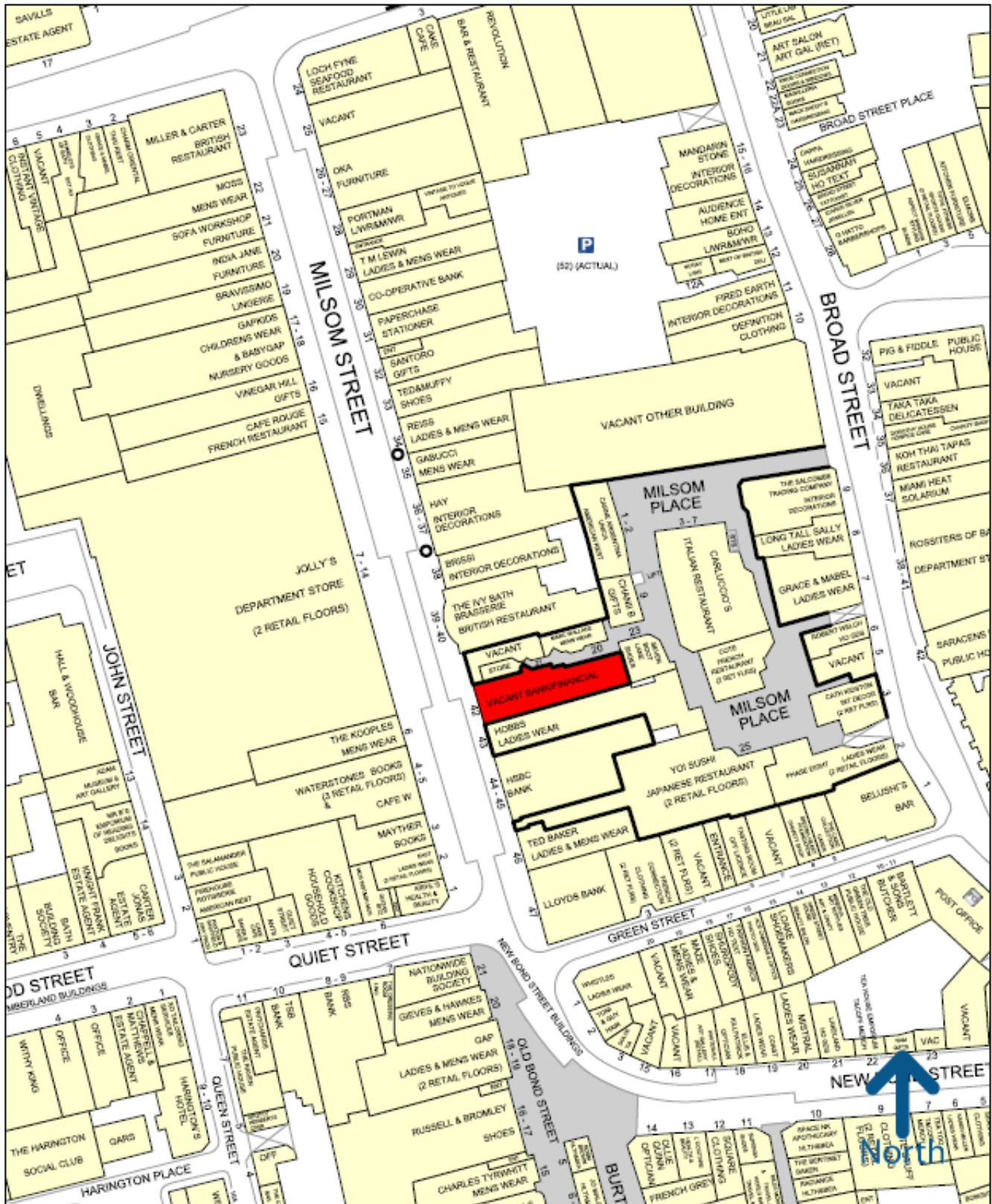
M 07973 220 707

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