



4 HAM GARDENS, SOUTHGATE, BATH, BA1 1PS
TOTAL SALES SPACE - APPROXIMATELY 345 SQ M (3,700 SQ FT)

LOCATION

Bath is a city of international report, located approximately 100 miles west of London and 13 miles east of Bristol. The property adjoins the prime locations of South Gate and Stall Street. The city centre is packed with retailers and restaurants, from small independents to major high street names. Nearby occupiers include Apple, Marks and Spencer, Urban Outfitters, Mac, Peloton, Lululemon, Brewdog, Pret, Cosy Club and H&M.

Bath is a major tourist destination and a UNESCO World Heritage Centre with an estimated 6.25 million people visiting the city in 2018 who contributed £470m to the local economy. The city is also home to two universities and several colleges. Around 27,000 students studied at the two universities in the 2019/20 academic year.

The city is served by excellent transport links, including frequent train services to Bristol Temple Meads and London Paddington. The property is also close to one of the entrances to South Gate Car Park which has 876 spaces.

DESCRIPTION

The property currently comprises open plan retail space with ancillary storage and staff facilities at the rear. It has a long return frontage which could greatly increase the prominence of the unit and we understand that there is potential for outside seating along the side of the unit.

The unit lends itself to a variety of alternative uses within "Use Class E" including retail, food and beverage, leisure and office uses.

ACCOMMODATION

Property (NIA)	M ²	Ft ²
Ground Floor Sales	344.6	3,709
Total	344.6	3,709

RENT

£75,000 per annum exclusive, subject to contract.

TENURE

The premises are available by way of a new effective full repairing and insuring Lease on terms to be agreed.

VAT

All figures are exclusive of VAT, if applicable.

BUSINESS RATES

Current Rateable Value: £67,000

This is an estimate only and takes no account of possible transitional adjustment.

ENERGY PERFORMANCE CERTIFICATE

The EPC will be made available to interested parties on application.

VIEWINGS

All viewings should be made through the sole agents Carter Jonas 01225 747260.



View from Southgate Place

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IMPORTANT INFORMATION

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