



14 OLD BOND STREET, BATH, BA1 1BP

TOTAL SALES SPACE – APPROXIMATELY 3,438 SQFT (319.4 SQM)

LOCATION

Old Bond Street is situated within Bath's central Conservation Area at the junction of Milsom Street; Bath's most fashionable street. Bath's famous city centre shopping is in the heart, along with Bath Abbey and The Roman Baths.

Old Bond Street is part of the Northern Quarter which forms Milsom Street, New Bond Street and Old Bond Street. Nearby occupiers include Russel & Bromley, Charles Tyrwhitt, Coppa Club, Monsoon and Jo Malone. Knoops and The Watchhouse are soon to open in 2023.

DESCRIPTION

This Grade II Listed property benefits from a prominent High Street frontage onto the busy street of Old Bond Street. The property comprises open plan sales space on the ground and first floors, with feature staircase from the ground to the first. Ancillary accommodation is located on the basement, second and third floors.

TENURE

The premises are available by way of a new full repairing and insuring Lease.

RENT

£120,000 per annum exclusive, subject to contract.

VAT

All figures are exclusive of VAT, if applicable.

BUSINESS RATES

Current Draft Rateable Value from April 2023: £97,500 (ground floor & basement only)

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

ACCOMMODATION

Property (NIA)	M ²	Ft ²
Ground Floor Sales	160.44	1,727
First Floor Sales	158.96	1,711
Second Floor Ancillary	57.23	616
Third Floor Ancillary	77.67	836
Basement	130.06	1,400
Total	584.36	6,290

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.

CONTACT :

Tim Brooksbank MRICS

01225 747266 | 07880 201742

tim.brooksbank@carterjonas.co.uk

Maddie Pyles

01225 747258 | 07796 170450

maddie.pyles@carterjonas.co.uk

Carter Jonas LLP

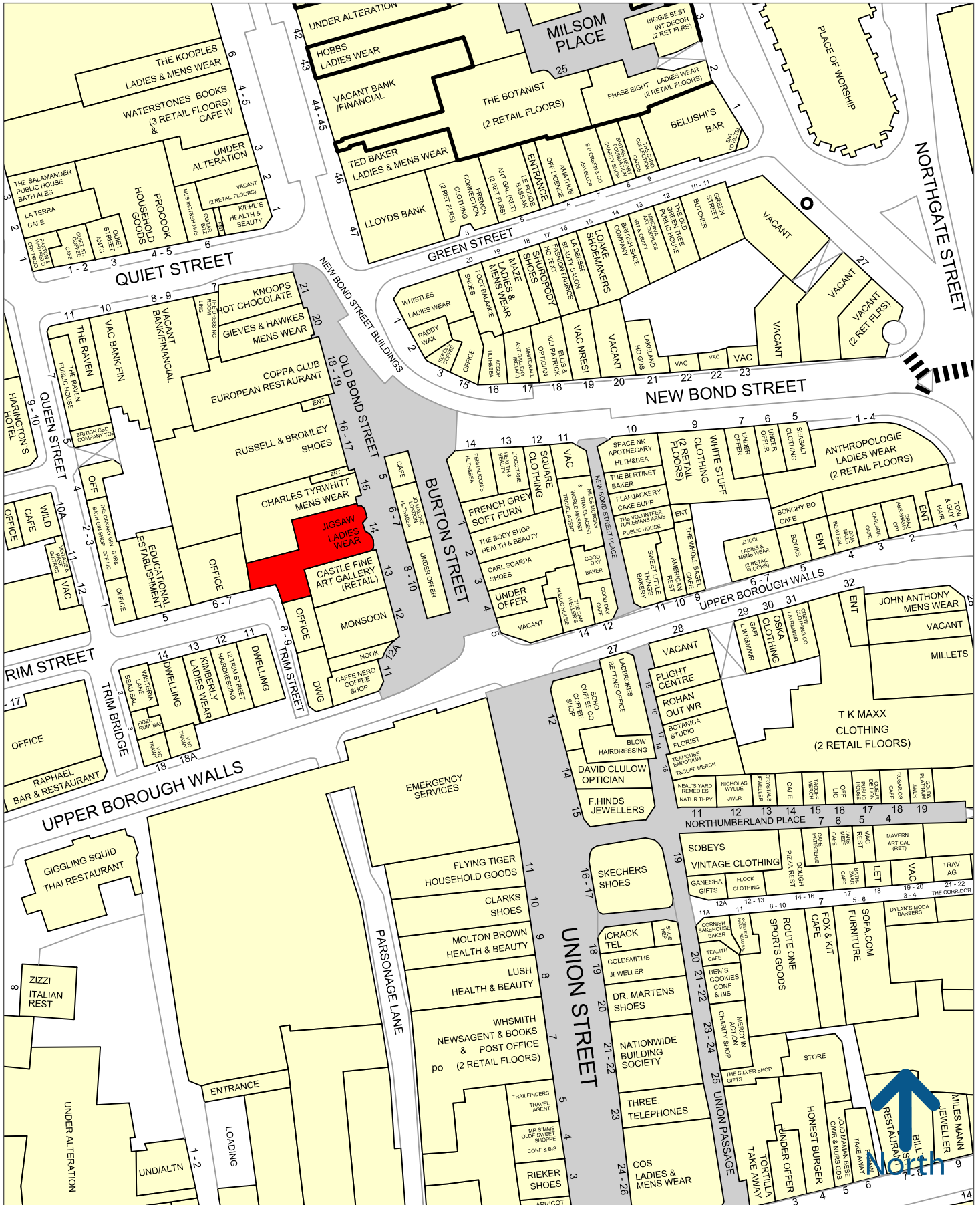
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50 metres

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