



UNIT 1 ROSEWELL COURT, ST JAMES STREET WEST, BATH, BA1 2AG

TOTAL SALES SPACE - 145.87 M² (1,570 FT²)

LOCATION

The property is located on St James Street West, just off Kingsmead Square. The Street is an attractive location within the heart of Bath with good access to the city's core retail zone. The nearby area of Kingsmead Square is a popular tourist spot, hosting a variety of retailers including Boston Tea Party, The Stable and Swoon Gelato, as well as a variety of office tenants.

St James Street West is a busy destination with occupiers such as The Odeon Cinema complex which has a number of food and beverage operators as well as the Apex Hotel and Premier Inn. Other nearby occupiers include Coffee#1, Bath College, Brew House and Boom Battle bars.

DESCRIPTION

The retail space is arranged over ground floor only with ancillary/kitchen facilities located at the rear. Residential accommodation is located above the retail space from first to fourth floor with the neighbouring Coffee#1 adjacent. The unit benefits from a wide shop frontage facing onto St James Street West.

ACCOMMODATION

Areas (NIA)	M ²	Ft ²
Ground Floor Sales	145.87	1,570
Total	145.87	1,570

USE

We understand the property has planning consent for 'E' use. We would advise any party to seek planning advice on the use class of the property prior to the letting. Alternative uses will be considered subject to planning.

TERMS

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

RENT

£30,000 per annum exclusive.

VAT

All figures quoted are exclusive of VAT which will be charged at the prevailing rate.

BUSINESS RATES

Interested parties are advised to confirm their estimated business rates by contacting the Local Authority.

Rateable Value 2023/24: £35,500

ENERGY PERFORMANCE CERTIFICATE

An EPC assessment has been instructed.

COSTS

Each party is responsible for its own legal costs incurred in this transaction.

VIEWINGS

Viewings are strictly by prior appointment with sole agents Carter Jonas.

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, 5-6 Wood

Street, Bath, BA1 5JJ |

carterjonas.co.uk/commercial

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents or that Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.