



2 LOWER BOROUGH WALLS, BATH, BA1 1QR TOTAL SALES SPACE – APPROXIMATELY 360 SQFT (33.4 SQM)

LOCATION

Bath is a city of international report, located approximately 100 miles west of London and 13 miles east of Bristol. Bath is served by excellent transport links, including frequent train services to Bristol Temple Meads and London Paddington.

The property is situated at the southern part of Bath, located in close proximity to the Southgate Shopping Centre. Lower Borough Walls is used as a busy thoroughfare connecting Kingsmead Square and surrounding areas, including Bath College, and the Cinema complex to SouthGate shopping centre.

Nearby retailers include Marks and Spencer, Levi's, KFC, Pandora, Sweet Little Things, JD Sports, and Tommy Hilfiger.

DESCRIPTION

The property comprises open plan ground floor retail space with ancillary storage located in the basement. The shop benefits from a prominent glass frontage.

ACCOMMODATION

Property (NIA)	M ²	Ft ²
Ground Floor Sales	33.4	360
Basement Ancillary	27	291
Total	60.4	651

RENT

£30,000 per annum exclusive, subject to contract.

VAT

All figures are exclusive of VAT, if applicable.

BUSINESS RATES

Current Rateable Value: £24,750

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

TENURE

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

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.

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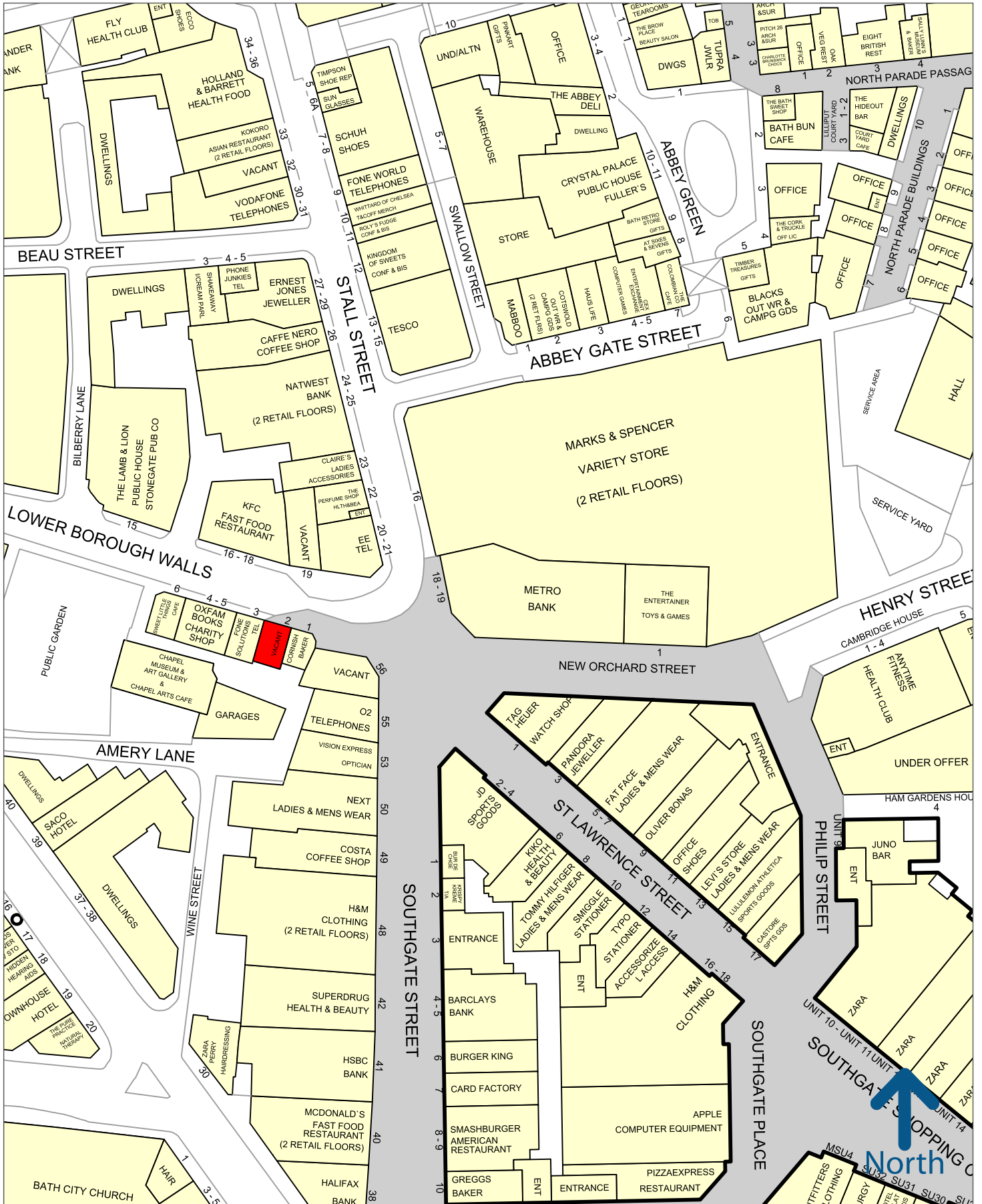
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IMPORTANT INFORMATION

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50 metres

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