



## 3-4 NORTHUMBERLAND PLACE, BATH, BA1 5AR

**TOTAL SALES SPACE - APPROXIMATELY 502 SQFT (46.61 SQM)**

### LOCATION

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

The property is situated in the busy pedestrianised street of Northumberland Place. Union Street, which forms the prime retail spine, is located a short walk away. Retailers in the immediate vicinity include Tiger, Lush, WHSmith's, Neal's Yard, Café Nero and Sobeys, together with other multiple retailers on Union Street. There is also a community of thriving independents on Northumberland Place itself and a number of jewellery and gift retailers including Rosarios, Wylde Jewellers, Coffever, Botanica Studio, Tea House Emporium and Jars Meze.

### DESCRIPTION

The premises comprises a mid-terraced Grade II Listed Georgian property built over basement, ground, first and second floors. The first, second and basement floors provide good open plan ancillary space with W/C and kitchenette. The property benefits from a wide frontage onto Northumberland Place.

### 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.

### ENERGY PERFORMANCE CERTIFICATE

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

### RENT

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

### ACCOMMODATION

Property (NIA)	M <sup>2</sup>	Ft <sup>2</sup>
Basement	39.67	427
Ground Floor Sales	46.61	502
First Floor Ancillary	44.58	480
Second Floor Ancillary	54.95	591
<b>Total</b>	<b>185.81</b>	<b>2,000</b>

Net Frontage	8.57 Metres	28 Feet
Gross Frontage	9.36 Metres	31 Feet

### BUSINESS RATES

Current Rateable Value: £28,000

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

### VIEWINGS

All viewings should be made through the joint agents Carter Jonas 01225 747260 and Hartnell Taylor Cook 0117 923 9234.

### CONTACT :

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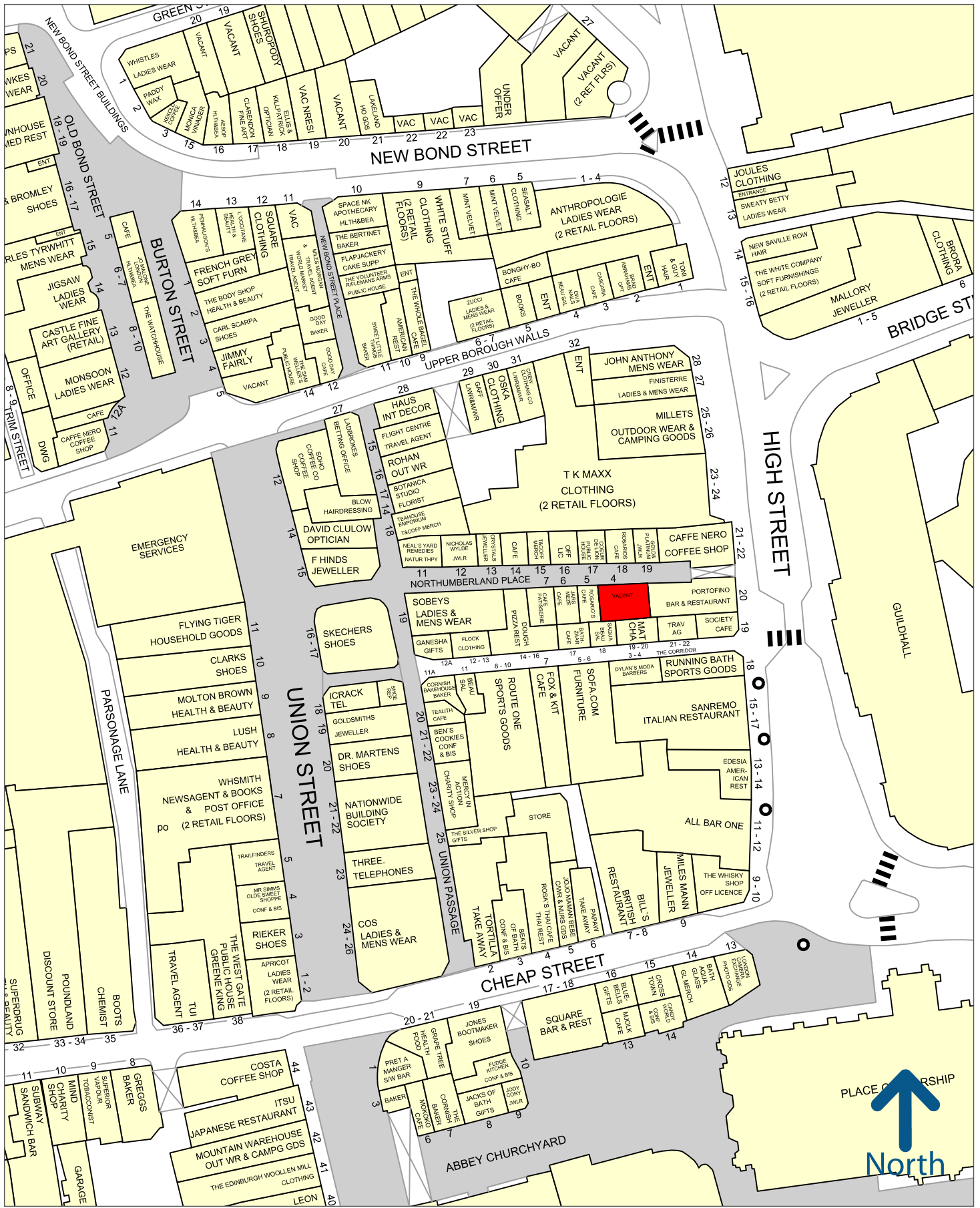
5 & 6 Wood Street, Bath, BA1

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### IMPORTANT INFORMATION

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50 metres

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