

1 SAVILLE ROW - Upper Floors
BATH
BA1 2QP
TO LET



All measurements are approximate and measured in accordance with the relevant RICS Code of Measuring Practice



Location

The unit is located at 1 Saville Row in a prime location on the Northern edge of Bath City centre, with access to all local amenities. There are a variety of retail and hospitality outlets operating successfully in the locality.

Accommodation

The property is accessed via a private entrance hall off Saville Row. The accommodation is arranged over three floors, The first floor has two separate rooms, the second floor has two rooms plus a WC whilst the third floor is divided between four rooms and a washroom containing two WC's.

Floor area: approximately 1,856 sq ft net internal area.

First floor 673 sq ft

Second floor 643 sq ft

Third floor 540 sq ft

Terms

The premises are offered on an internal repairing plus service charge lease.

The landlord provides building insurance and the tenant reimburses.

Rent

The Council are seeking offers in the region of £27,500 per annum exclusive of other outgoings for the premises.

Rates

As at 1st April 2025, the rateable value is £19,500

EPC

The current EPC rating is C 71

Misrepresentation Act: These particulars have been prepared in good faith, but B&NES take no responsibility for any error, mis-statement or omission. They do not constitute an offer or the whole or any part of a contract. All liability, in negligence or otherwise, from using these particulars is hereby excluded.

Legal Costs

Each party to bear their own legal costs.

Viewing & Further Information

Strictly by prior appointment with Jonathan Cunningham

Jonathan_cunningham@bathnes.gov.uk

01225 477147

SUBJECT TO CONTRACT

WWW.BATHNES.GOV.UK

i

This document can be made available in a range of community languages, large print, Braille, on tape, electronic and accessible formats from the contact details above.

These particulars do not constitute an offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and the purchaser must satisfy themselves as to their accuracy.

Misrepresentation Act: These particulars have been prepared in good faith, but B&NES take no responsibility for any error, mis-statement or omission. They do not constitute an offer or the whole or any part of a contract. All liability, in negligence or otherwise, from using these particulars is hereby excluded.