



11 New Bond Street

Bath, BA1 1BE

Prominent corner unit

1,404 sq ft

(130.44 sq m)

- Nearby occupiers include Space NK, Penhaligons, Aesop and Bertinet Bakery
- Arranged over basement, ground and three upper floors
- In close proximity to the proposed new Fashion Museum

Summary

Available Size	1,404 sq ft
Rent	£40,000 per annum
Rates Payable	£26,624 per annum
Rateable Value	£52,000
VAT	All prices are quoted exclusive of VAT.
EPC Rating	D (78)

Location

Bath is an attractive historic city and designated UNESCO World Heritage Site. The city is one of the UK's top tourist destinations with attractions including the Roman Baths, The Pump Rooms and the city's famous architecture.

The property is situated on New Bond Street, one of the main retailing pitches within Bath. The street hosts a number of luxury skincare, beauty and perfume brands including Space NK, L'Occitane, Aesop and Penhaligon's. The building occupies a corner position with return frontage onto New Bond Street Place which has recently evolved into an artisan bakery location. Occupiers including Bertinet Bakery, The Bakery and Good Day Cafe. The Old Post Office building is located at the eastern end of New Bond Street and is proposed to be the new home of the Fashion Museum (STP).

Description

The property is arranged over basement, ground, first, second and third floors. The basement and ground floors provide trading accommodation, whilst the first, second and third floors comprise ancillary and storage space.

Accommodation

The accommodation comprises the following approximate Net Internal Areas:

Name	sq ft	sq m
Basement - Sales	289	26.85
Ground - Sales	332	30.84
1st - Ancillary	256	23.78
2nd - Ancillary	260	24.15
3rd - Ancillary	267	24.81
Total	1,404	130.43

Terms

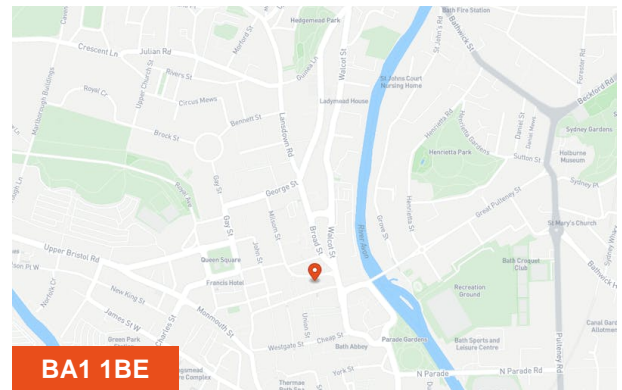
The property is available by way of a new lease of a term to be agreed.

Use

The premises benefits from a Use Class E, as detailed within the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.



Viewing & Further Information

Molly Dibble

0117 946 4569 | 07549 120664

molly.dibble@htc.uk.com

Richard Saunders

0117 946 4521 | 07825 382835

richard.saunders@htc.uk.com