



17 ARGYLE STREET, BATH, BA2 4BQ

TOTAL SALES SPACE – APPROXIMATELY 645 SQFT (59.9 SQM)

LOCATION

Argyle Street is the link between Pulteney Bridge and Laura Place, which together with the proximity to the weir generate a high level of tourist pedestrian footfall. The Bath Recreation Ground is also located a short distance away and generates high levels of footfall during sporting events.

Waitrose/John Lewis Home is also close by, with a 550 space multi-storey car park below. Other nearby occupiers include John Moore Sports, Mallory's Jewellers, Cutler & Gross, The Clubhouse, Honey Willow, Nata & Co and Brora.

DESCRIPTION

The property comprises open plan sales space with separate ancillary storage and W/C facilities on the ground floor. The property also benefits from views of Pulteney Weir at the rear of the property.

TENURE

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

ACCOMMODATION

Property (NIA)	M ²	Ft ²
Ground Floor Sales	59.92	645
Ground Floor Ancillary	8.24	89
Total	68.12	733

RENT

£18,000 per annum exclusive, subject to contract.

VAT

All figures are exclusive of VAT, if applicable.

BUSINESS RATES

Current Rateable Value: £17,500

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

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.

CONTACT :

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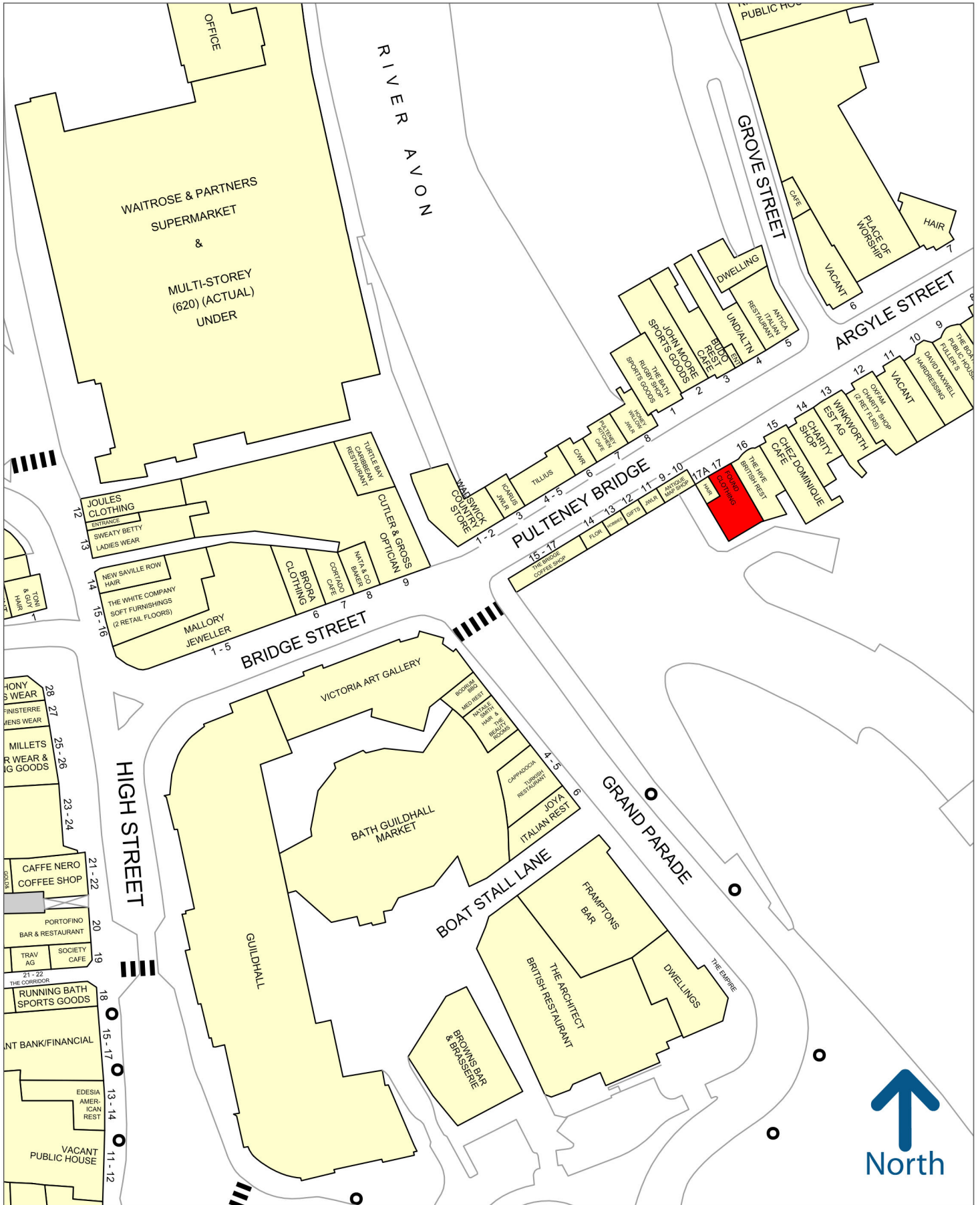
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50 metres

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