

To Let

Premises suitable for use as offices, retail, other Class E uses



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

Accommodation

Floor	Description	Size sq ft
Ground	Trading and ancillary	1,447
Basement	Ancillary/Offices/Storage	1,016

Location

The property is situated in Bath City centre and is located opposite the 5* Gainsborough hotel and Thermae Bath Spa. Hot Bath Street is located at the southern end of Bath's retail spine and within easy reach of Bath Street, James Street West, Bath College and Stall Street. There are a number of small, local independent businesses within the immediate vicinity.

Description

The mid terraced property benefits from a wide, curved frontage on to Hot Bath Street. The ground floor comprises E use space to the front with some ancillary office and welfare space to the rear. There is a kitchen, WC and further storage space on the lower ground floor.

Tenure

A new lease for a term of years to be agreed. A service charge will also be payable as contribution to the maintenance of the property.

Rent

£25,000 per annum

Rates

The Rates payable can be calculated by reference the Valuation Office website;

www.voa.gov.uk

Legal Costs

Each party to bear their own costs.

Viewing & Further Information

Strictly by prior appointment with:

Sophie Blacker 07929 831717 sophie_blacker@bathnes.gov.uk

SUBJECT TO CONTRACT

WWW.BATHNES.GOV.UK

October 2026

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