CSquared

TO LET

2-4 Hot Bath Street, Bath, BA1 1SJ



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Retail / Office Unit

LOCATION

Bath is a city renowned for its attractive architecture, unique retail offering and World Heritage status, with a residential population of 193,400 across Bath and North East Somerset and more than 6 million visitors a year. Junction 18 of the M4 is around 10 miles to the north via the A46, Bristol is 12 minutes by train and London Paddington approximately 1 hour 20 minutes.

SITUATION

The property occupies a prominent corner position at the junction of Hot Bath Street and Beau Street, directly opposite The Gainsborough Bath Spa hotel. Hot Bath Street is home to Thermae Bath Spa, one of the city's most visited attractions, with the Cross Bath and the Little Theatre Cinema close by.

Stall Street, the Roman Baths and SouthGate are a few minutes' walk to the east, and Bath Spa Train Station is under a 10-minute walk away.



DESCRIPTION

2-4 Hot Bath Street occupies a prominent corner position on the ground floor and basement of a four-storey Bath stone building, with an extensive curved window frontage. The ground floor provides an open plan sales area to the right of the entrance, with a series of rooms to the left suitable for offices, additional sales space or treatment rooms, together with a WC.

The basement provides useful ancillary and storage accommodation with a staff kitchen, shower and WC.







ACCOMMODATION

The property provides the following net internal floor areas:

Ground floor	134.43 Sq M	1,447 Sq Ft
Basement	98.57 Sq M	1,061 Sq Ft
Total NIA	**233.00 Sq M**	**2,508 Sq Ft**

All figures in accordance with the RICS Code of Measuring Practice 6th Edition

TENURE

The premises are available to let by way of a new lease, on terms to be agreed.

RENT

£30,000 per annum exclusive.

EPC

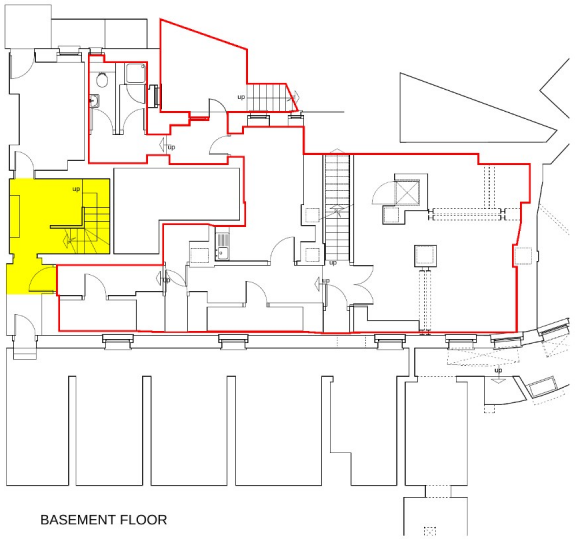
EPC 75 C. Certificate number 7381-2091-5429-0549-9676

RATING ASSESSMENT

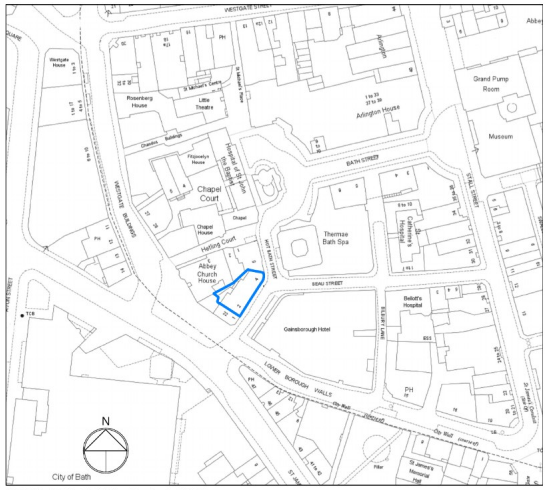
Rateable Value	£20,250
UBR (2026)	0.382
Rates Payable	£7,736

Interested parties should make their own enquiries of Bath & North East Somerset Council (01225 477000) to verify these figures.

FLOOR PLANS & LOCATION

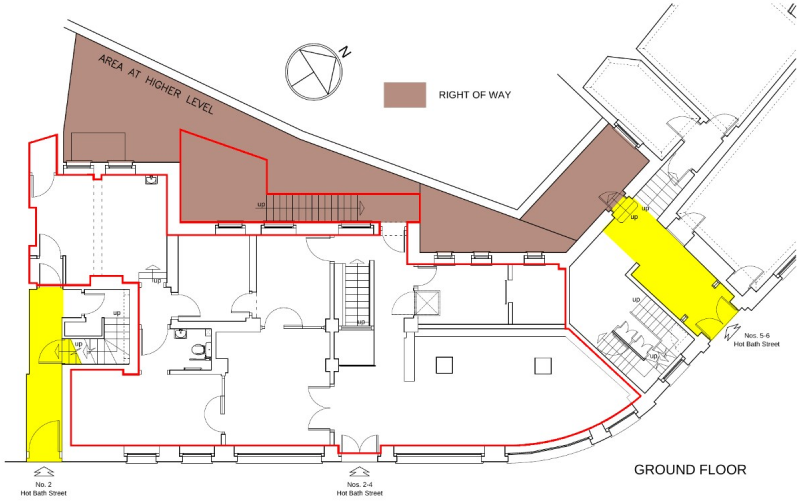


BASEMENT FLOOR



LOCATION PLAN - Scale 1:1250

0 5 metres



GROUND FLOOR

NOTE
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Bath & North East Somerset Council
Improving People's Lives

Property Services
Guildhall
High Street
Bath BA1 5AW

PROPERTY
2 - 4 HOT BATH STREET
BATH
BA1 1SJ

DRAWING TITLE
LEASE PLAN
BASEMENT AND GROUND FLOOR

Drawn AG
Date JAN 2026
Rev xx/xx/xx
Scale 1:100 @ A2

DRAWING No
6353/VL/99-00

Plans are for identification purposes only and are not to scale.



LEGAL COSTS

Each party is to be responsible for their own legal and professional fees incurred in any transaction.

ANTI-MONEY LAUNDERING

The tenant will be required to provide identity documentation to comply with UK anti-money laundering legislation at the point of agreeing heads of terms.

FURTHER INFORMATION

For further information or to arrange an inspection, please contact the sole agents, CSquared:

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Important notice: These particulars do not constitute an offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and tenants must satisfy themselves as to their accuracy. No person representing CSquared has any authority to make representation or warranty whatever in respect of the property. All measurements are approximate. Under the Finance Acts 1989 & 1997, VAT may be levied on the rent or sale price.

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