





TO LET

Highly prominent retail unit

LOCATION

Bath is a city renowned for its attractive architecture, unique retail offering & world heritage status. Bath and North-East Somerset has a residential population of 193,400 and annual visitor numbers exceeding 6.25 million, according to the last Visitor Impact Report 2018. Bath is served by excellent transport infrastructure, junction 18 of the M4 being just 10 miles to the north via the A46. Train journeys to Bristol are just 12 minutes, with travel to London Paddington approximately 1 hour 20 minutes.

SITUATION

The Property is situated on Milsom Street in central Bath and occupies a prominent terraced position with recessed return display frontage to Milsom Street. The property is located towards the northern end of the street, close to an array of retailers and eateries. Nearby significant occupiers include the Ivy Brasserie, Jollys (House of Fraser), Savills & Moss Bros.

Milsom Street benefits from good levels of daytime footfall, attracting locals and tourists alike. The street connects to George Street, where a variety of bars, restaurants etc, provide more consistent evening trade. Broad Street Car Park is also easily accessible.

DESCRIPTION

20 Milsom Street comprises a mid-terraced retail unit arranged over basement, ground and rear first floor. Towards the rear of the unit is a staircase leading to the first floor, off which there is a kitchen and male / female WCs. A basement provides several cellular rooms with access to a small rear courtyard, also accessible from the ground floor.

The shop specification includes timber flooring on suspended joists, painted plaster and lined walls, suspended ceiling incorporating air conditioning (4-way ceiling cassettes) and spotlight display lighting.

ACCOMMODATION

The property benefits from the following Net Internal Floor Areas:-

Ground Floor	205.51 Sq M	2,212 Sq Ft
First Floor	100.71 Sq M	1,084 Sq Ft
Basement Ancillary	45.26 Sq M	487 Sq Ft
Total	351.48 Sq M	3,783 Sq Ft

The above are based upon a Net Internal Area, in accordance with the RICS Property Measurement Statement (2nd Edition) incorporating The Code of Measuring Practice (6th Edition)





TENURE

The premises are available to let on the basis of a new effective full repairing and insuring lease, terms to be agreed.

RENT

£70,000 per annum, excl of VAT.

EPC

51 C

RATING ASSESSMENT

Rateable Value (April 2023)	£77,500
UBR(23/24)	0.512
Rates Payable (April 2023)	£39,680

We recommend any interested parties make their own enquiries with the Rating Authority to verify rates payable considering their particular circumstances.

SERVICES

The property benefits from all mains services and a 3-phase electrical supply.

SERVICE CHARGE

The tenant will be expected to contribute to a fair and reasonable proportion of the landlord's costs in the upkeep, repair and maintenance of the building. Further details provided upon request.

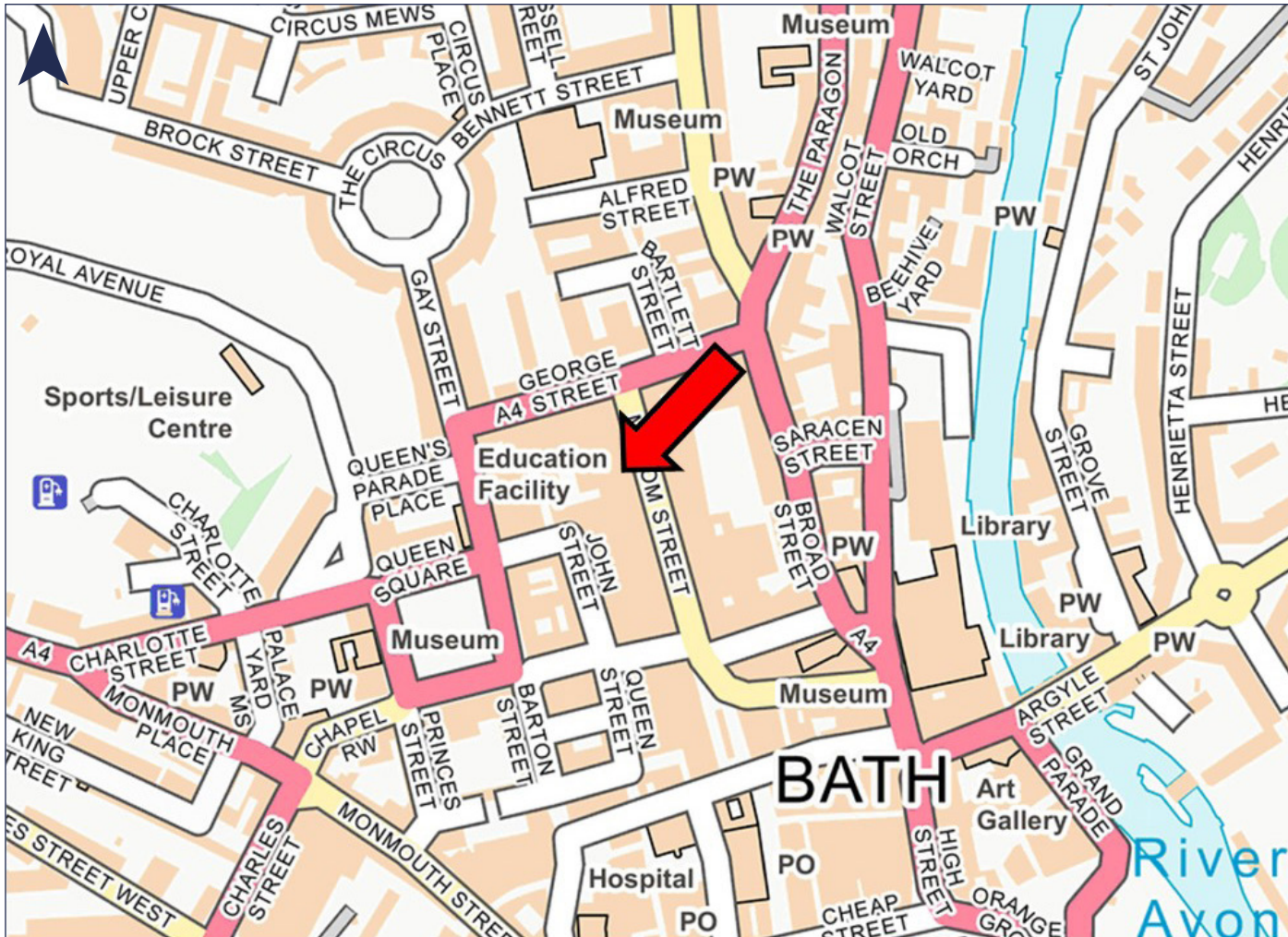
VAT

VAT is applicable at the prevailing rate.

LEGAL COSTS

Each party to bear their own costs.





FURTHER INFORMATION

For further information or to arrange a viewing please contact the sole agents at CSquared,

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