



**20 New Bond Street**

**Bath, BA1 1BA**

## **Attractive shop to let**

**1,111 sq ft**  
(103.22 sq m)

- Prime location within Bath city centre
- Multiple cosmetic and fashion retailers nearby
- Class E use
- New lease

Summary

Available Size	1,111 sq ft
Rent	£47,500 per annum
Rates Payable	£43,520 per annum
Rateable Value	£85,000
EPC Rating	C (71)

Location

With a population in excess of 90,000, Bath's compact, visitor friendly centre hosts a wealth of places to eat and drink and a variety of retailers. The city offers also offers a wide range of attractions and is one of the most popular tourist and shopper destinations in the South West.

The subject property occupies a prominent position on New Bond Street, which connects Milsom Street to High Street. Nearby occupiers include Anthropologie, White Stuff, Seasalt, Space NK, Aesop, Penhaligon's and Waitrose.

Description

The property comprises a retail unit benefiting from an open plan sales area on the ground floor. The basement provides ancillary and storage accommodation.

Accommodation

The accommodation comprises of the following approximate Net Internal Areas (NIA)

Name	Sq ft	Sq m
Ground - Sales	806	74.88
Basement - Ancillary	305	28.34
Total	1,111	103.22

Rent

£47,500 per annum exclusive.

Terms

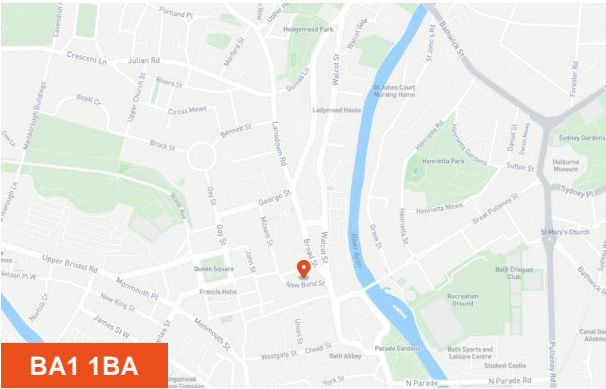
Available by way of a new lease on a term of years to be agreed.

VAT

All prices are quoted exclusive of VAT.

Legal Costs

Each party is responsible to bear their own legal costs.



Viewing & Further Information

**Richard Saunders**  
0117 946 4521 | 07825 382835  
richard.saunders@htc.uk.com

**Molly Dibble**  
0117 946 4569 | 07549 120664  
molly.dibble@htc.uk.com





Created By: Hartnell Taylor Cook LLP

