



**GROUND & BASEMENT OF 22A NEW BOND STREET, BATH, BA1 1BA**  
**TOTAL SALES OVER GROUND FLOOR - APPROXIMATELY 158 SQFT (14.72 SQM)**

**LOCATION**

Situated in the heart of fashionable Bath, New Bond Street transects Milsom Street and Burton Street/Old Bond Street, forming one main thoroughfare to John Lewis partnership/Waitrose store. Nearby retailers include White Stuff, L'Occitane, Space NK, Aesop, Coppa Club, Anthropologie, Seasalt and the soon to open Mint Velvet.

Waitrose/John Lewis Home is also close by, with a 550 space multi-storey car park below as well as Milsom Place shopping centre which houses a number of restaurant operators such as The Botanist, Bandook, Bosco, The Gaff and Cote Brasserie.

The fashion museum is at the early stages of planning but is due to occupy a number of units on New Bond Street.

**DESCRIPTION**

This Grade II Listed property comprised open plan ground floor sales with ancillary storage space and W/C's located at basement level.

**THE MILSOM QUARTER**

This unit is in the Milsom Quarter of Bath which benefits from a 5 year programme of improvements to the public realm, animation and events, including the Great Bath Feast. In the longer term, the Milsom Quarter Masterplan is being delivered, which will include the new Fashion Museum in a number of units on New Bond Street. For more information please visit the links below:

Milsom Quarter Masterplan Video - <https://www.youtube.com/watch?v=6FtYZGyiBTM>

Milsom Quarter Project Webpage - <https://beta.bathnes.gov.uk/milsom-quarter>

High Street Renewal Project Webpage - <https://beta.bathnes.gov.uk/HighStreetRenewal>

**ACCOMMODATION**

Property (NIA)	M <sup>2</sup>	Ft <sup>2</sup>
Ground Floor Sales	14.72	158
Basement Ancillary	32.61	351
Vault Storage	40.13	432
<b>Total</b>	<b>87.46</b>	<b>941</b>

**TENURE**

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

Flexible lease terms and popup opportunities are available. The Lease will be excluded from the Landlord and Tenant 1954 Act.

**BUSINESS RATES**

Rateable Value (2023/24): £20,000

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

**RENT**

£16,500 per annum inclusive of service charge and exclusive of business rates, subject to contract.

**VAT**

All figures are exclusive of VAT, if applicable.

**ENERGY PERFORMANCE CERTIFICATE**

The property has been assessed to achieve an Energy Performance Asset Rating of 123 (band E).

**VIEWINGS**

All viewings should be made through the sole agents Carter Jonas 01225 747260.

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**IMPORTANT INFORMATION**

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