Bath

Prime Shop - To let

23 Stall Street, Bath BA1 1QF



Quoting Rent
£80,000 pa

Size
696 sq ft sales plus uppers

Location
Prominently situated towards the bottom of Stall Street close to Southgate Shopping Centre

Planning
Class E of the Town and Country Planning (Use Classes) Order 2020.

Get more information

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Retail premises to let

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Location

The City of Bath is a World Heritage Site attracting approximately 5.8m tourists per year with an established visitor spend in excess of £350m.

The premises are prominently situated towards the bottom of Stall Street, adjacent to **NatWest Bank** and **The Perfume Shop,** close to **Caffé Nero, Joe and the Juice, Schuh, Metrobank** and the main entrance to **Southgate Shopping Centre** whose tenants include **Marks & Spencer, Zara, Boots the Chemist** and **Apple**.

Description

The premises are arranged as set out below providing the following approx. internal floor areas:-

Floor	Area (sq ft)	Area (sq m)
Internal Width (at front)	16ft 0in	4.88m
Shop depth	42 ft 1in	12.83m
Ground floor sales	696 sq ft	65 sq m
First floor staff/stock	373 sq ft	35 sq m
Second floor	304 sq ft	28 sq m
Third floor	298 sq ft	29 sq m
Basement	Unmeasured	



Tenure

The property is available by way of a new FRI lease for a term to be agreed and subject to rent reviews at 4-year intervals.

Rent

Rental offers in the region of £80,000 pa excl. are invited.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Business Rates

We understand that the property is assessed as follows:

Rateable Value:	**£62,000**
UBR: (2026/27)	£0.43

Interested parties may benefit from rates relief and should carry out their own investigations.

EPC

The Energy Performance Rating is E-103. A certificate can be made available on request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

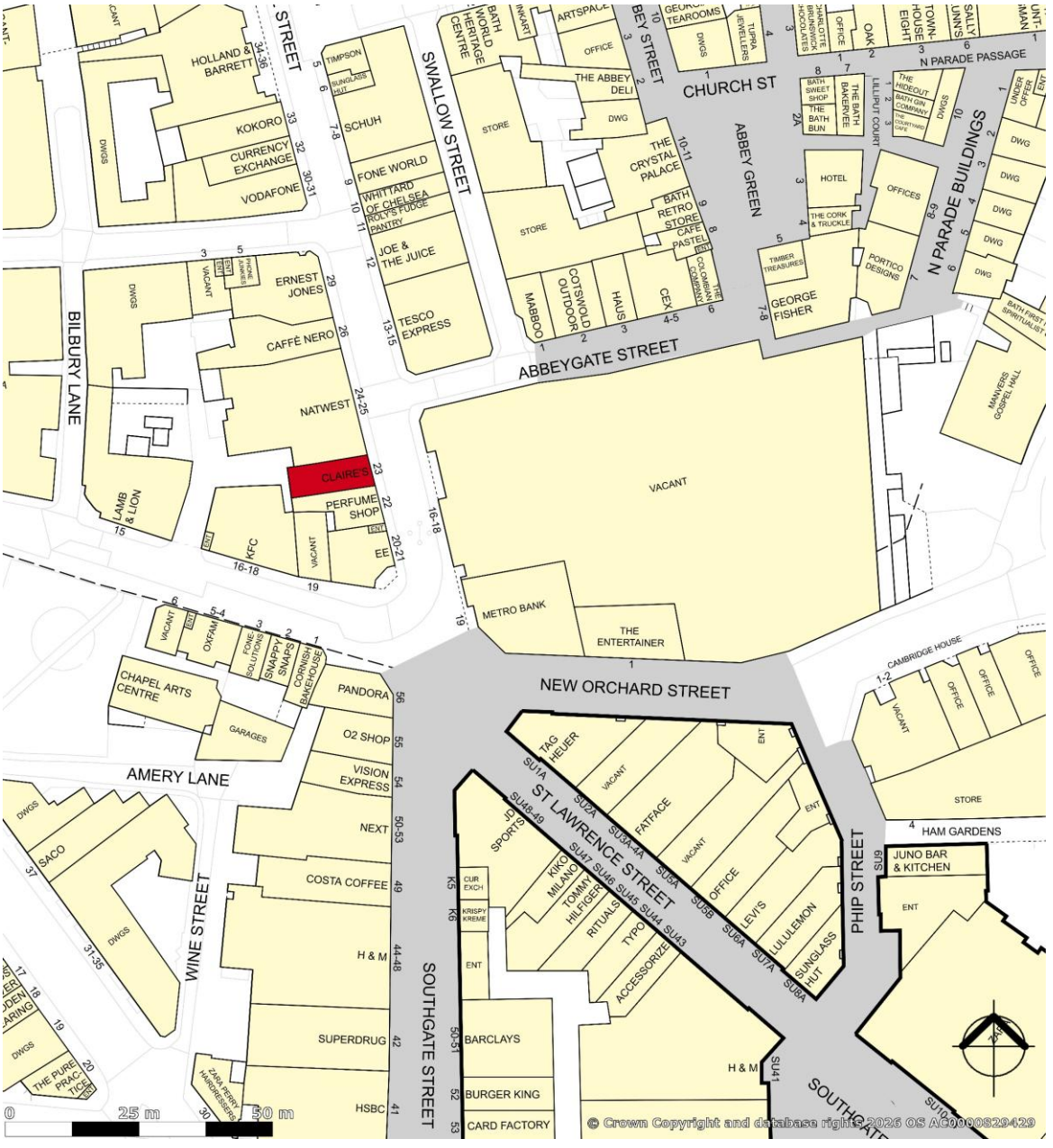
VAT will be charged on the rent at the standard rate.

Subject to Contract

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To find out more

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2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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