

# RETAIL - TO LET

# CLASS 'E' USE TO LET - FLEXIBLE LEASE

## GROUND FLOOR & BASEMENT, 23 NEW BOND STREET, BATH

**TOTAL SALES OVER GROUND & BASEMENT - APPROXIMATELY 84.03 M<sup>2</sup> (905 FT<sup>2</sup>)**

### 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, Bandoak, Bosco, The Gaff and Cote Brasserie.

### DESCRIPTION

The premises are arranged over ground and basement floors. The ground floor provides an open sales area with a good size basement used for additional sales. The vaulted area can be used for storage and provides a kitchen area and W/C.

### ACCOMMODATION

Property (NIA)	M <sup>2</sup>	Ft <sup>2</sup>
Ground Floor Sales	27.42	296
Basement Sales	55.61	609
Basement Vaults	41.90	451
<b>Total</b>	<b>125.93</b>	<b>1,356</b>

### BUSINESS RATES

Rateable Value (2023/24) : £24,250

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

### ENERGY PERFORMANCE CERTIFICATE

The property has been assessed to achieve an Energy Performance Asset Rating of 125 (band E).

### 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>

### RENT

£25,500 per annum inclusive of service charge and exclusive of business rates, subject to contract.

### 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.

### VAT

All figures are exclusive of VAT, if applicable.

### VIEWINGS

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

### CONTACT :

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### IMPORTANT INFORMATION

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