



GROUND FLOOR & BASEMENT, 24 NEW BOND STREET, BATH
TOTAL SALES OVER GROUND FLOOR - APPROXIMATELY 1,129 SQFT (104.88 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

The premises are arranged over ground and basement floors. The ground floor provides open sales with ancillary storage, kitchen and W/C facilities located in the basement.

ACCOMMODATION

Property (NIA)	M ²	Ft ²
Ground Floor Sales	104.88	1,129
Basement Ancillary	24.25	261
Total	129.13	1,390

BUSINESS RATES

Rateable Value (2023/24): £31,250

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

CONTACT :

Tim Brooksbank MRICS
 01225 747266 | 07880 201742
 tim.brooksbank@carterjonas.co.uk

Maddie Pyles
 01225 747258 | 07796 170450
 maddie.pyles@carterjonas.co.uk

Carter Jonas LLP
 5 & 6 Wood Street, Bath, BA1 2JQ |
 carterjonas.co.uk/commercial

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

£42,500 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.

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed to achieve an Energy Performance Asset Rating of 76 (band D).

VIEWINGS

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

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents or that Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.