

1st FLOOR 24 WESTGATE STREET BATH BA1 1EP TO LET



Location

The unit is located on Westgate Street in Bath City centre with access to all local amenities. It is a busy and vibrant street with a variety of retail outlets and businesses operating successfully.

All measurements are approximate and measured in accordance with the relevant RICS Code of Measuring Practice

Accommodation

Floor area: approximately 57.3 square metres (617 sq ft) net internal area plus store and kitchen.

The property is accessed via a common entrance hall and stairwell off Westgate Street which is shared with other tenants of the upper floors. The accommodation comprises two main rooms, one overlooking Westgate Street and the other behind. These rooms are connected by a short hallway off which there is a kitchen and separate w/c facility. The premises were previously used as a beautician but suitable for similar uses or offices.

Terms

The premises are offered on an internal repairing plus service charge lease.

The service charge is apportioned on a percentage floor area basis and charged separately to the rent. The landlord provides buildings insurance and the recharge is also apportioned on a floor area basis.

Rent

The Council are quoting a rent of £12,000 per annum exclusive.

Rates

As at 1st April 2023, the rateable value is £10,500.

Legal Costs

Each party to bear their own legal costs.

Viewing & Further Information

Strictly by prior appointment with Jonathan Cunningham

Jonathan_cunningham@bathnes.gov.uk

01225 477147

SUBJECT TO CONTRACT

WWW.BATHNES.GOV.UK

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