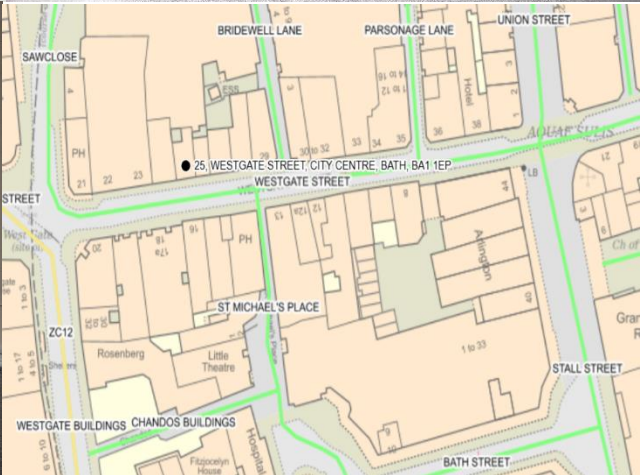


1st 2nd and 3rd FLOOR's 25 WESTGATE STREET BATH BA1 1EP TO LET



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

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.

Accommodation

The property is accessed via a common entrance hall off Westgate Street. The accommodation comprises three floors, The first floor is largely open plan whilst the second and third floors have a main room overlooking Westgate Street and separate kitchenette and toilet facilities to the rear of the property.

Floor area: approximately 1,026 sq ft net internal area.

First floor; 376 sq ft

Second floor; 380 sq ft

Third floor; 270 sq ft

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 seeking offers in the region of £15,000 per annum exclusive of other outgoings for the premises.

Rates

As at 1st April 2025, the rateable value is £14,500.

EPC

The current EPC rating is D

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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This document can be made available in a range of community languages, large print, Braille, on tape, electronic and accessible formats from the contact details above.

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