





TO LET

Class E, Open Plan Retail Unit

LOCATION

Bath is a city renowned for its attractive architecture, unique retail offering & world heritage status. Bath and North-East Somerset has a residential population of 193,400 and annual visitor numbers exceeding 6 million, according to the last Visitor Impact Report 2018. Bath is served by excellent transport infrastructure, junction 18 of the M4 being just 10 miles to the north via the A46. Train journeys to Bristol are just 12 minutes, with travel to London Paddington approximately 1 hour 20 minutes.

SITUATION

The property is situated on the southern end of Walcot Street, approximately 0.3 miles north-east of Bath City Centre. Walcot Street is known as Bath's popular Artisan Quarter, known for its independent shops, artisan studios, cafés, and creative businesses. Nearby commercial occupiers include Fine Cheese Company Bath, Picnic Coffee, DoubleTree by Hilton Bath and Waitrose to name a few.

Pay and display car parking is available directly opposite in the Cattle Market and Podium Car Parks.

DESCRIPTION

33 Walcot Street is a Grade II Listed property which comprises an open-plan ground floor retail unit with ancillary storage located at basement level. The property benefits from good frontage onto Walcot Street. WC facilities are at basement level.

33 Walcot Street, Bath, BA1 5BN

ACCOMMODATION

The accommodation has been measured on a net internal floor area basis in accordance with RICS Code of Measuring Practice (6th Ed) to comprise the following approximate areas:

Basement	33.91 Sq M	365 Sq Ft
Ground	32.79 Sq M	353 Sq Ft
Total	66.70 Sq M	717 Sq Ft

QUOTING RENT

The property is available to let by way of a new full repairing and insuring lease at a rent of £18,000 per annum exclusive of VAT and other outgoings.

SERVICE CHARGE

A service charge is levied by the landlord in the interests of good estate management and as a contribution for the common repair, maintenance, insurance, and management. Further details are available upon request.





EPC

The property has an EPC rating of g2 C.

Certificate number - 5970-6408-3965-0437-5297

RATING ASSESSMENT

Rateable value (2026)	£12,250
UBR	0.432
Rates Payable (2026)	£5,292

Rates payable subject to small business rate relief eligibility.

We recommend any interested parties make their own enquiries with the Rating Authority to verify rates payable considering their particular circumstances.

SERVICES

All mains services are connected.

LEGAL COSTS

Each party is to be responsible for their own legal and professional fees incurred in any transaction.

FURTHER INFORMATION

Viewings can be arranged through the sole agents at CSquared.

Nathan Clark

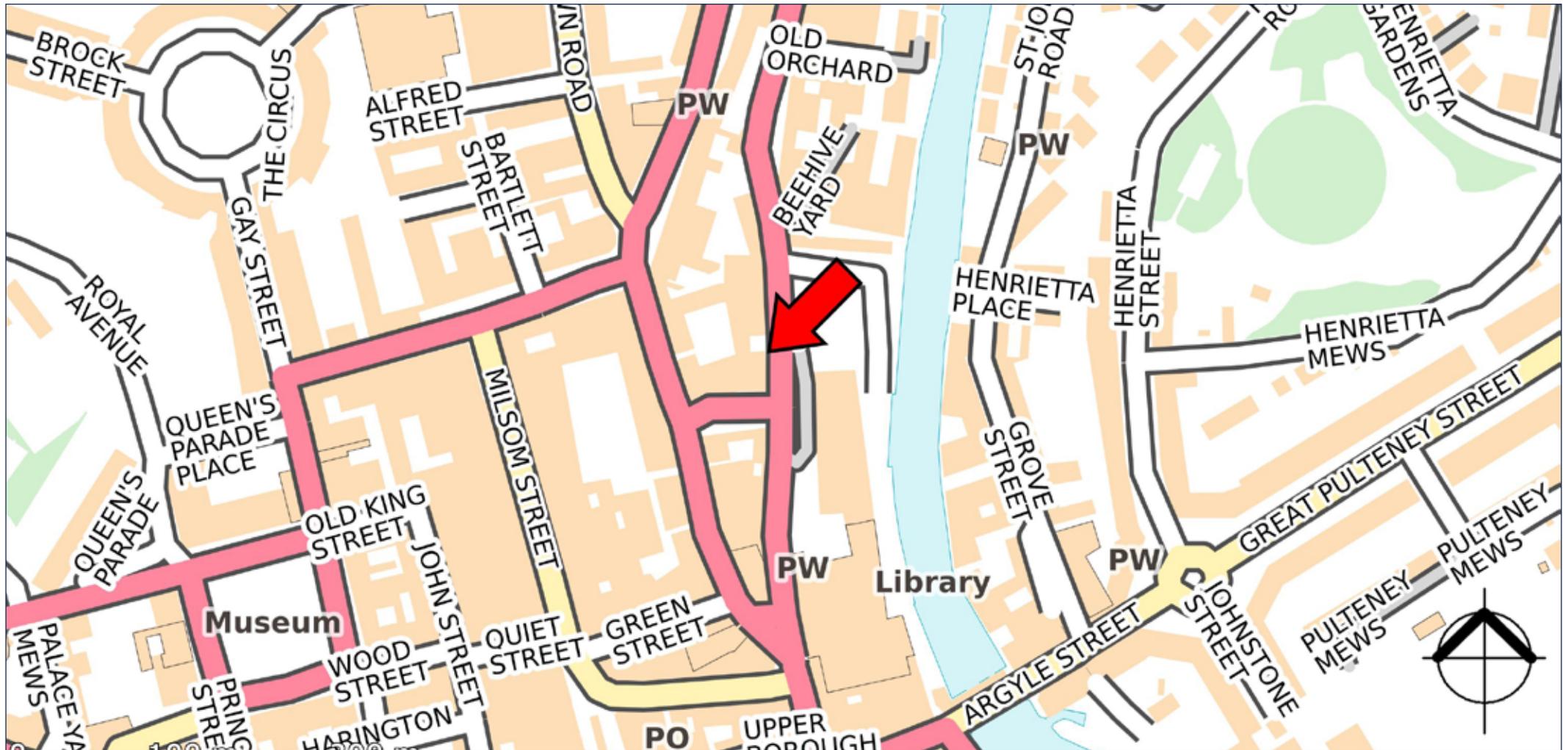
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Important notice: These Particulars do not constitute an offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and purchasers must satisfy themselves as to their accuracy. No person representing CSquared has any authority to make representation or warranty whatever in respect of the property. All measurements are approximate. Under the Finance Acts 1989 & 1997, VAT may be levied on the rent or sale price.

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