

# TO LET

## 44/45 Milsom Street, Bath

Attractive former bank premises

Hartnell  
TaylorCook



### Contact

**Richard Saunders**

**Direct Dial:**

0117 946 4521

**Mobile:**

07825 382835

**Email:**

richard.saunders@htc.uk.com

**James Woodard**

**Direct Dial:**

0117 946 4502

**Mobile:**

07753 302236

**Email:**

James.Woodard@htc.uk.com

#### LOCATION - BA1 1DN

The property is situated on Milsom Street in the city of Bath. With a population of around 90,000, Bath's compact visitor-friendly centre is host to a wealth of places to eat and drink and a wide variety of retailers. Bath also provides a remarkable collection of museums, galleries and other attractions, which pull some 6.25 million tourists annually.

The subject premises occupy a prime trading position on Milsom Street, adjacent to Hobbs and Ted Baker, and directly opposite Waterstones. Other nearby occupiers include The Ivy, Jolly's Department Store and Mulberry.

#### DESCRIPTION

The building Grade II listed and the demise is arranged over basement, ground, first, second and third floors.

#### ACCOMMODATION

The demise provides the following approximate net internal floor areas:

Basement:	199.95 sq m	2,149 sq ft
Ground Floor:	178.84 sq m	1,925 sq ft
Ground Floor Store:	25.92 sq m	279 sq ft
First Floor Offices:	68.75 sq m	740 sq ft
Second Floor Offices:	120.77 sq m	1,300 sq ft
Third Floor Offices:	87.33 sq m	940 sq ft

Consideration will be given to letting the ground and basement floors separately. The first, second and third floors are therefore available individually and accessed by the existing self-contained access.

#### TERMS

The property is available by way of a new lease on terms to be agreed.

#### RENT

On request.

#### PLANNING

Previous use within Class A2, or any other use within Class E.

#### RATES

Rateable Value: £220,000

UBR:£51.2p

Rates Payable: £112,640 pa

Please verify actual rates payable with the local authority.

To support businesses through the COVID-19 crisis, all businesses in the Retail, Hospitality and Leisure sectors will be given a further three months exemption from their business rates bills for the period 1 April - 30 June 2021. In addition to this, bills for these sectors will be discounted by 66% for the remaining nine months of the year (1 July 2021 - 21 March 2022).

#### EPC

To be confirmed

#### LEGAL

Each party is to be responsible for their own legal costs incurred in the transaction.

#### VIEWING

For more information or to arrange a viewing, please contact the above.

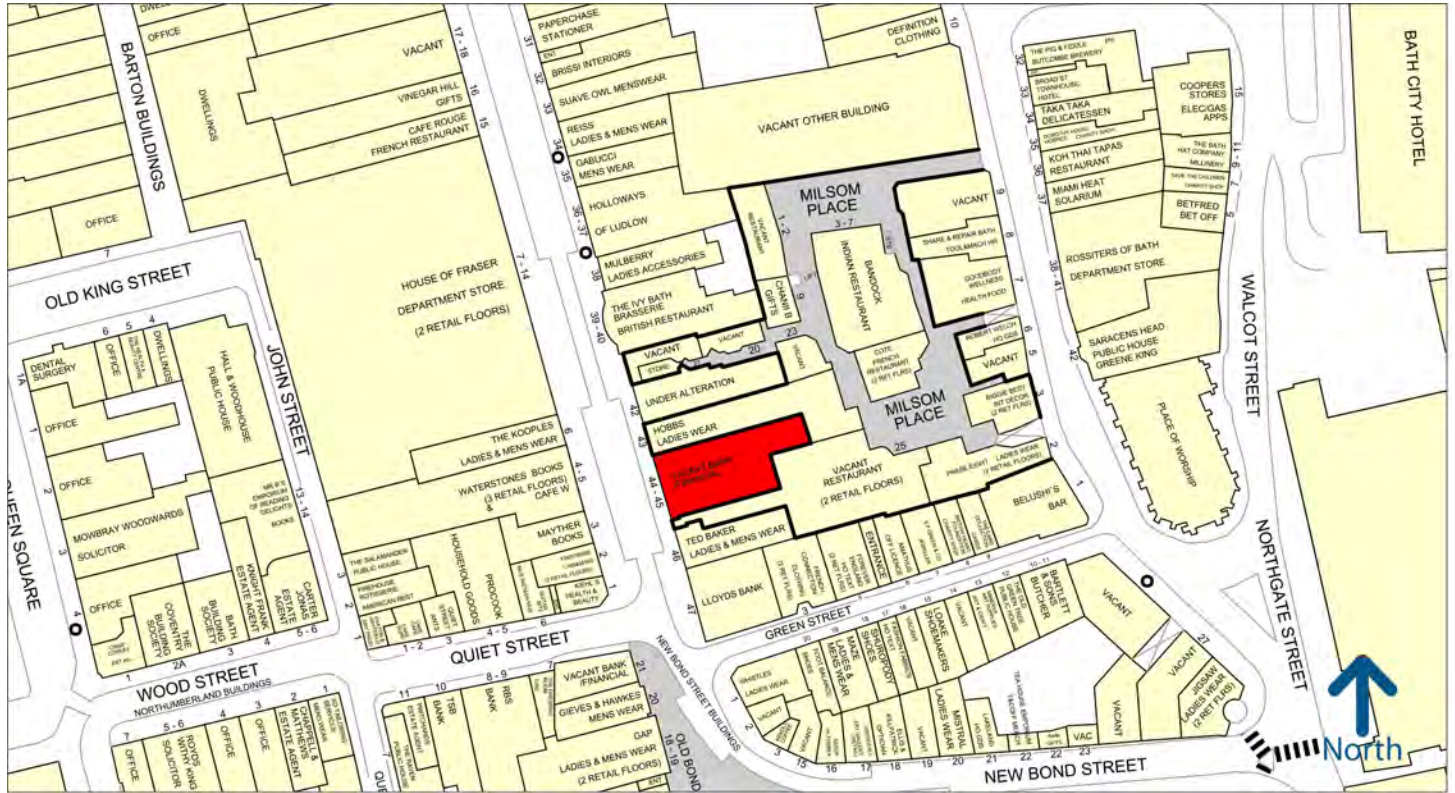
Bristol Office  
Somerset House  
18 Canynge Road  
Clifton  
BS8 3JX  
T. 0117 923 9234  
[htc.uk.com](http://htc.uk.com)

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