

Prime Shop To Let

5 Burton Street, Bath BA1 1BN

Description

The City of Bath is a World Heritage Site attracting approximately 5.8m tourists per year with an established visitor spend in excess of £350m.

The property is prominently situated on the junction of Burton Street and Upper Borough Walls opposite **Soho Coffee Company** and close to **Jo Malone, Body Shop, Skechers, Jigsaw, Lush** and **H Samuel Jewellers**.

Accommodation

The premises are Grade II listed and are arranged over basement, ground and three upper floors, comprising the following approximate floor areas:-

Floor	Sq m	Sq ft
Ground Floor Sales	47 sq m	507 sq ft
Basement	31 sq m	335 sq ft
First Floor (poss Sales)	76 sq m	816 sq ft
Second Floor Stock	43 sq m	459 sq ft
Third Floor	40 sq m	433 sq ft

Tenure

The property is available by way of a new

FRI lease for a term to be agreed and subject to rent reviews at four year intervals.

Rent

Rental offers in the region of £70,000 per annum, exclusive are invited.

Business Rates

We understand that the property is assessed as follows: -

Rateable Value (2017)	£94,000
UBR (2022/2023)	51.2p

Interested parties may benefit from rates relief if applicable and should carry out their own investigations.



Planning

The premises fall within Class E of the Town and County Planning (Use Classes) Order 2020. Interested parties should carry out their own due diligence in this regard.

EPC

The property has an EPC rating of D87 and the certificate is available on request.

Legal Costs

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

VAT

VAT if applicable will be charged at the standard rate.

Subject to Contract
May 2022

For further information please contact:

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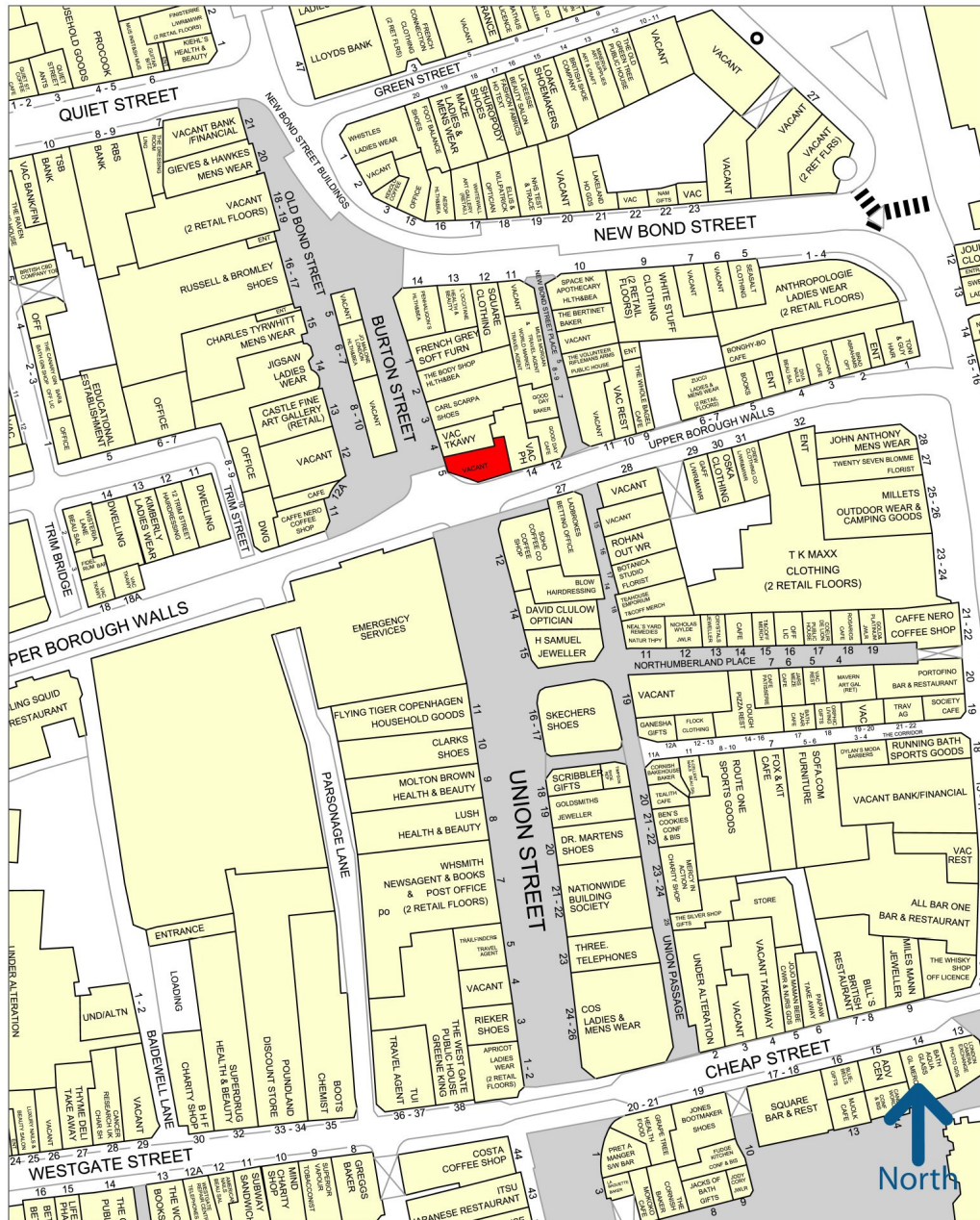
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