Hartnell Taylor Cook

TO LET



66 Walcot Street Bath, BA1 5BD

Former Café / Restaurant Unit

1,209 sq ft (112.32 sq m)

- Prominent position on Walcot Street, near to Waitrose
- Arranged over ground and basement
- External terrace area
- Class E use

66 Walcot Street, Bath, BA1 5BD

Summary

Available Size	1,209 sq ft
Rent	£25,000 per annum
Rates Payable	£8,320 per annum
Rateable Value	£16,250
VAT	All prices are quoted exclusive of VAT.
EPC Rating	D (90)

Location

Walcot Street is a vibrant retail pitch known as the 'Artisan Quarter'. It is in very close proximity to Bath city centre offering a wide range of operators including restaurants, coffee shops and hair/beauty salons. Retailers along the pitch are mainly independent and include art galleries, designer furniture stores and vintage clothing shops.

The subject property is located at the southern end of Walcot Street, near to Waitrose/John Lewis Home which offers a 550 space multi-storey car park below. Other occupiers nearby include Material Hair Salon, Harvey Jones Kitchens, Neptune Furniture, The Fine Cheese Company and Picnic Café.

Description

The property comprises a former café/restaurant premises arranged over ground and basement. The ground floor provides trading space/seating, and the basement provides a kitchen, staff and customer WCs, storage and a terrace to the rear.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales	527	48.96
Basement - Sales / Storage	439	40.78
Total	966	89.74

Use

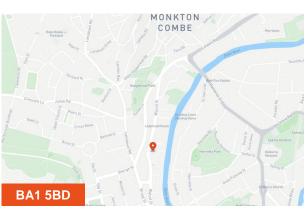
The property benefits from a Class E use.

Terms

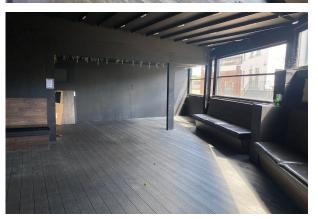
The premises is available on a new full repairing and insuring lease for a term of years to be agreed.

Legal Costs

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







Viewing & Further Information

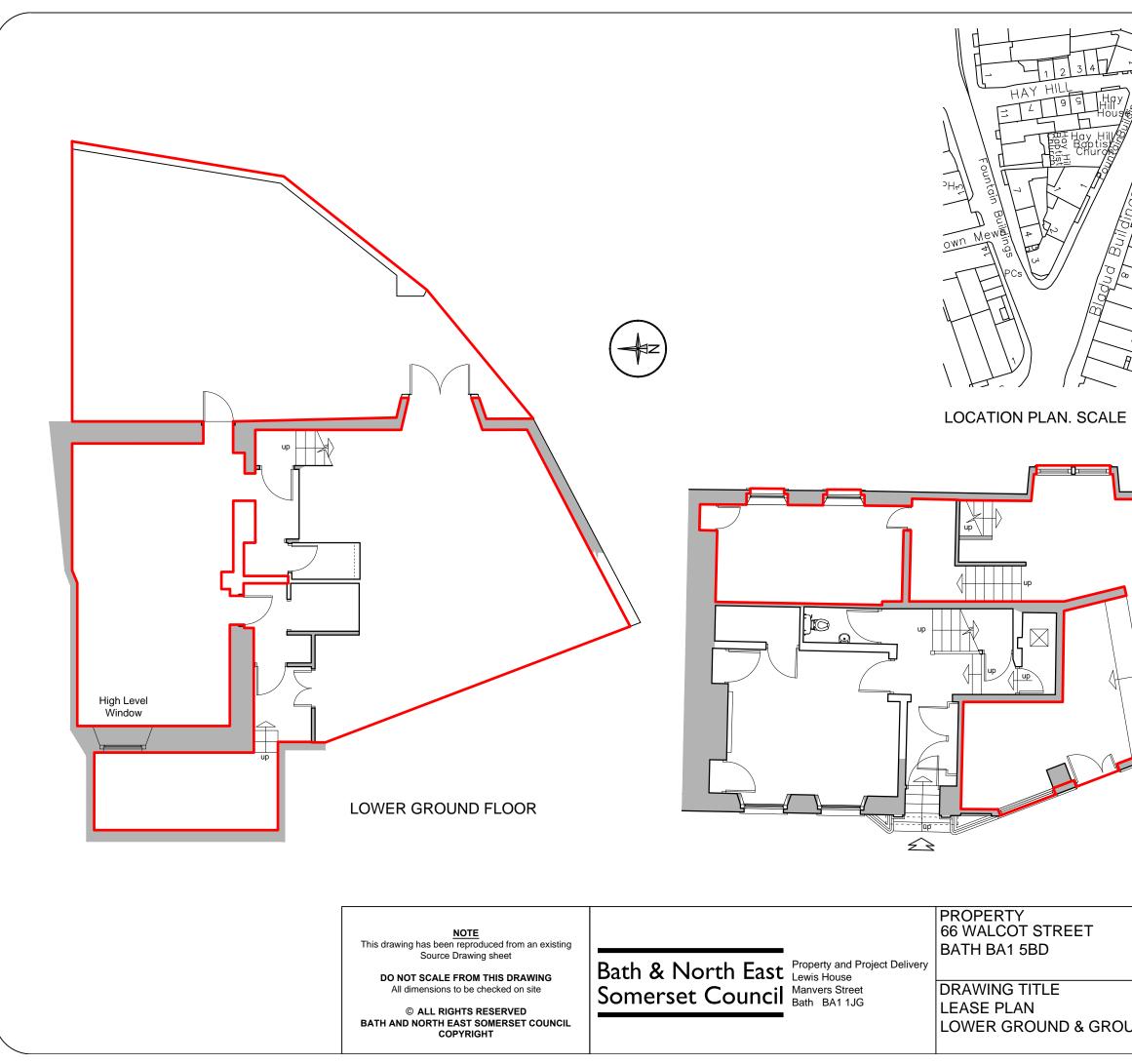
Molly Dibble

07549 120664 molly.dibble@htc.uk.com

Charlie Pooley

07919 057 756 | 07919 057 756 charlie.pooley@htc.uk.com

Hartnell Taylor Cook LLP is a Limited Liability Partnership registered in England and Wales OC 313211 and is regulated by the RICS. Hartnell Taylor Cook LLP for themselves and for the vendor or lessor of this property, give notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part or whole of an offer or contract[] All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves as to their correctness.] No person in the employment of Hartnell Taylor Cook LLP has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or lessor.] Unless otherwise stated, all prices, rents and other charges are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.] All plant, machinery, equipment, services and futures and fittings referred to in these particulars were present at the date of publication. They have not been tested and we give no warranty as to their condition or operation.] No responsibility can be accepted for any expenses incurred by the intending purchasers or lessees in inspecting properties that have been sold or withdrawn.] Unless expressly stated any intended purchasers or lessees must satisfy themselves independently as to the instance. Generated on 14/08/2023



difference of the second secon		
	Based upon the Ordnance Survey mapping of Her Majesty's Stationery Office © Crow infringes Crown copyright and may lead to Bath and North East Somerset Council Lice	n copyright. Unauthorised reproduction prosecution or civil proceedings.
	Drawn AG	Date 04/12/2018
	Scale 1:100 @ A3	Rev
	DRAWING No	
JND FLOOR	6896/VL/99-00	
JND FLOOR	6896/VL/99	9-00

/& House

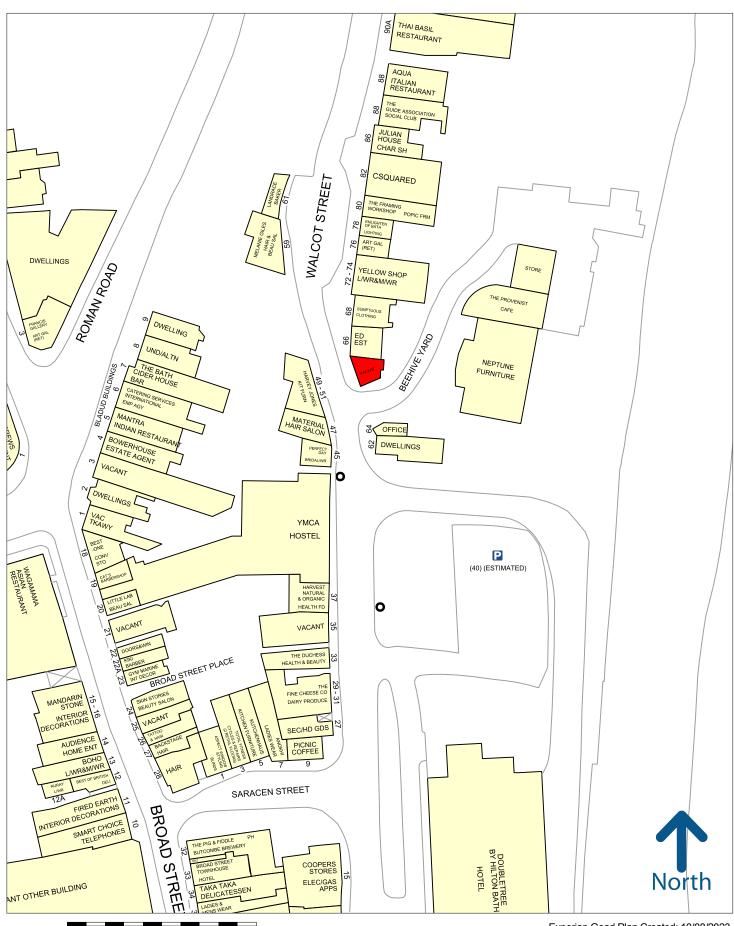
Work

11

STRE

experian.





50 metres Copyright and confidentiality Experian, 2022. © Crown copyright and database rights 2022. OS 100019885

Map data

Experian Goad Plan Created: 10/08/2023 Created By: Hartnell Taylor Cook LLP

For more information on our products and services: www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011