



## 8 BROAD STREET, BATH, BA1 5LJ

**TOTAL SALES SPACE – APPROXIMATELY 1,353 SQFT (125.69 SQM)**

### LOCATION

Broad Street is situated in the northern part of Bath city centre. The property is situated on the Western side of Broad Street with an attractive traditional frontage. The immediate locality provides a range of shops, both national and independent, including home store Rossiters of Bath, Fired Earth, Busby & Fox, Gieves & Hawkes, Arlo & Jacob, and Mandarin Stone.

Waitrose/John Lewis Home is also close by, with a 550 space multi-storey car park below. The entrance to Milsom Place shopping centre which houses a number of restaurant chains such as The Botanist, Bandook, Bosco and Cote Brasserie are adjacent to the property.

### DESCRIPTION

The Grade II Listed property comprises ground floor open plan sales spaces with ancillary storage space located at basement level. The property benefits from a traditional wooden shopfront facing onto Broad Street but also a door at the rear into Shires Yard. W/C and kitchen facilities are also located in the basement.

### TENURE

The premises are available by way of a new full repairing and insuring Lease on terms to be agreed.

### RENT

£35,000 per annum exclusive, subject to contract.

### VAT

All figures are exclusive of VAT, if applicable.

### ACCOMMODATION

Property (NIA)	M <sup>2</sup>	Ft <sup>2</sup>
Ground Floor Sales	125.69	1,353
Basement Ancillary	48.31	520
<b>Total</b>	<b>174</b>	<b>1,873</b>

### BUSINESS RATES

Current Rateable Value: £30,000

This is an estimate only and takes no account of possible transitional adjustment.

### ENERGY PERFORMANCE CERTIFICATE

The EPC will be made available to interested parties on application.

### VIEWINGS

All viewings should be made through the sole agents Carter Jonas 01225 747260.

### CONTACT :

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### IMPORTANT INFORMATION

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