

# TO LET

## 4-5, Green Street, Bath

Prime shop to let, recently refurbished.

**Hartnell**  
TaylorCook



### Contact

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### LOCATION - BA1 2JY

The city of Bath is one of the few cities in the world to be named a UNESCO World Heritage Site and attracts 5.8m tourists annually.

The subject premises are situated on Green Street, where the fashion line-up includes **French Connection**, **Loake Shoemakers**, **Maze Clothing** and **Whistles**. Other noteworthy occupiers in the vicinity consists of **Kiehl's**, **Gieves & Hawkes** and **Ted Baker**.

### DESCRIPTION

The building is Grade II listed and is arranged as retail sales on ground and first floors with ancillary accommodation at basement, second and third floors.

### ACCOMMODATION

The premises provide the following approximate dimensions and net internal floor areas:

<b>Internal width (max)</b>	<b>7.25 m</b>	<b>23 ft 9 ins</b>
<b>Shop depth (max)</b>	<b>12.89 m</b>	<b>42 ft 4 ins</b>

<b>Ground floors sales</b>	<b>81.75 sq m</b>	<b>880 sq ft</b>
<b>First floor sales</b>	<b>97.08 sq m</b>	<b>1,045 sq ft</b>
<b>Basement (via trap door)</b>	<b>52.95 sq m</b>	<b>570 sq ft</b>
<b>Basement vaults</b>	<b>31.12 sq m</b>	<b>335 sq ft</b>
<b>Second floor ancillary</b>	<b>67.35 sq m</b>	<b>725 sq ft</b>
<b>Third floor ancillary</b>	<b>39.95 sq m</b>	<b>430 sq ft</b>

### TERMS

The property is available by way of a new lease for a term of years to be agreed.

### RENT

£70,000 per annum, exclusive.

### USE

A1.

### RATES

**Rateable Value: £64,000.00**

**UBR 49.70p**

**Rates Payable: £31,808.00**

Please verify the actual rates payable with the local authority.

### LEGAL COSTS

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

### VIEWING

For further information or to arrange an inspection, please contact the above.

Bristol Office  
Somerset House  
18 Canynge Road  
Clifton  
BS8 3JX  
T. 0117 923 9234

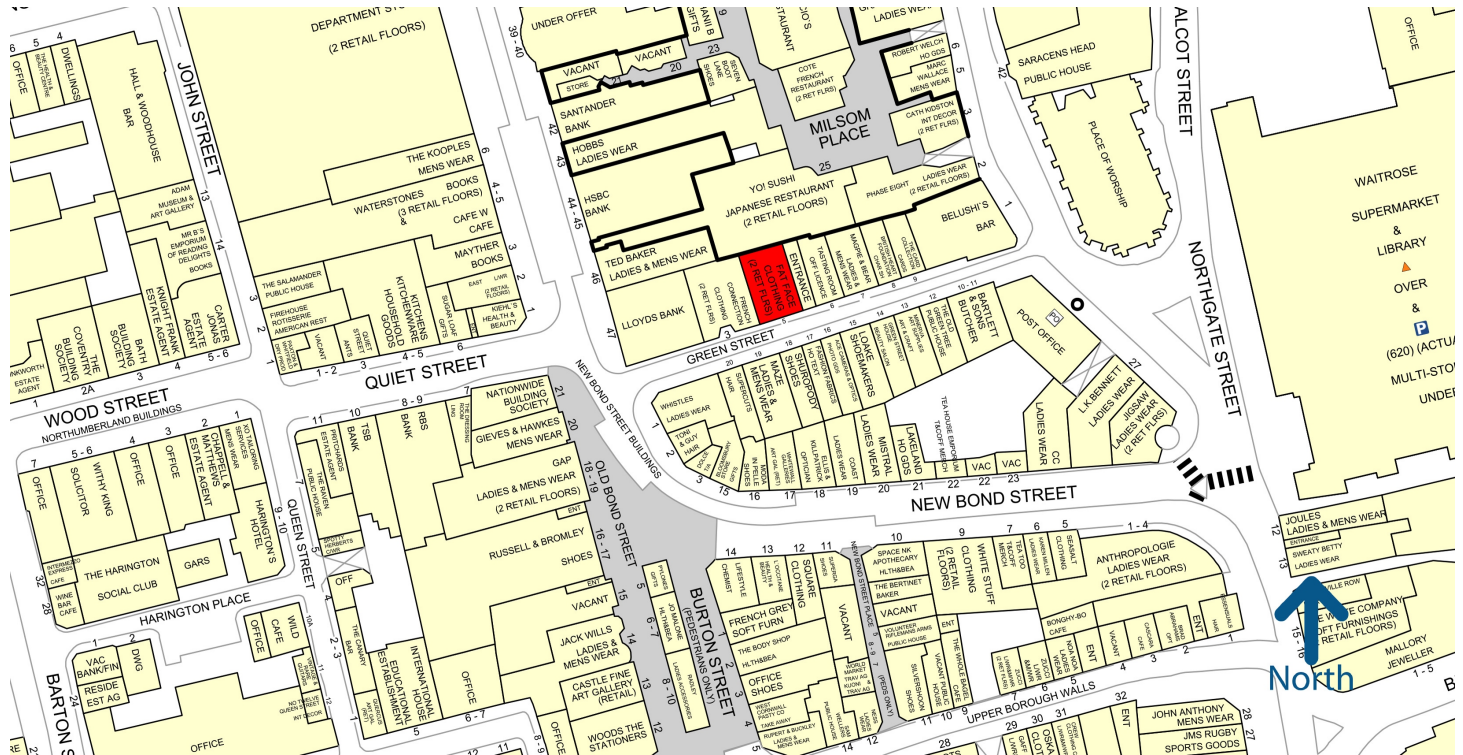
**htc.uk.com**

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SUBJECT TO CONTRACT

Date of Production: 31-Jan-2019

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