



TO LET

82-84, Walcot Street, Bath, BA1 5BD

Colston & Colston
chartered surveyors

TO LET

Well located A1 retail premises

LOCATION

The affluent Roman city of Bath is a popular commercial centre attracting a wide range of businesses as well as being a renowned retailing and tourism destination. It has a residential population of over 80,000 and annual visitor numbers exceeding 4 million at the last Census. Bath is served by excellent transport routes, including frequent train services to Bristol and London Paddington.

SITUATION

Walcot Street is commonly referred to as the Artisanal Quarter of Bath, bringing together a vibrant, eclectic collection of characterful independent shops offering all kinds of everything from vintage clothes to smart designer homeware emporiums, independent galleries and renowned cafes and restaurants.

Nearby retailers include the newly opened Neptune, Hilton Hotel, Farrow and Ball, Graham and Green and Melanie Giles hair.

DESCRIPTION

The property comprises No 82 and No.84, both with well lit, open plan sales accommodation, interconnected at ground floor, with additional sales, office and storage space, WC and kitchen facilities at basement level.

The property benefits from having two attractive shop fronts with additional vault storage.

ACCOMMODATION

The property benefits from the following Net Internal Floor Areas:-

82	Ground Floor	778 Sq. Ft	72.31 Sq. M
	Lower Ground Floor	738 Sq. Ft	68.53 Sq. M
	Total	1,516 Sq. Ft	140.84 Sq. M
84	Ground Floor	831 Sq. Ft	77.23 Sq. M
	Lower Ground Floor	781 Sq. Ft	72.60 Sq. M
	Total	1,613 Sq. Ft	149.83 Sq. M
82 & 84 Total		3,129 Sq. Ft	290.67 Sq. M

All figures taken in accordance with IMPS, incorporating the Code of Measuring Practice 6th Edition.

TENURE

Property to let by way of new year at a rent is £44,500 pa ex VAT. Full terms available on application to the sole agents.

EPC

The property is Listed.

RATING ASSESSMENT

Rateable Value	£35,000
UBR (18/19)	.480
Rates Payable	£16,800

We recommend any interested parties make their own enquiries to Bath & North East Somerset Council (01225 477000) to verify these figures.

LEGAL COSTS

Each party is to be responsible for their own legal and professional fees incurred in any transaction.

FOR FURTHER INFORMATION

Mr Will Brenner
01225 904704
07919 831723
wb@colstonandcolston.com

SUBJECT TO CONTRACT

10-Jan-19

Important notice: These Particulars do not constitute an offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and purchasers must satisfy themselves as to their accuracy. No person representing Colston & Colston has any authority to make representation or warranty whatever in respect of the property. All measurements are approximate. Under the Finance Acts 1989 & 1997. VAT may be levied on the rent or sale price.

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1 Queen Square, Bath BA1 2HA t 01225 904704 f 01225 904 705 e info@colstonandcolston.com www.colstonandcolston.com

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