TO LET

16, Northumberland Place, Bath, BA1 5AR

Colston & Colston chartered surveyors

TO LET

Central retail premises, suitable for a variety of uses STP

SITUATION

The property is situated on Northumberland Place, a busy pedestrianized street located in the heart of Bath city centre just off Union Street, which forms the prime retail spine heading north from Southgate Shopping Centre to Milsom Street. Nearby retailers include Café Nero, Patisserie Valerie, Dough and the Coeur De Lion.

DESCRIPTION

The premises comprise attractive sales accommodation over ground floor, basement and first floor with additional office/storage space at second floor. The property also has a single WC at basement level.

ACCOMMODATION

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

Basement - Sales	13.01 Sq. M	140 Sq. Ft
Ground Floor - Sales	16.44 Sq. M	177 Sq. Ft
First Floor - Sales	15.51 Sq. M	167 Sq. Ft
Second Floor - Ancillary	13.01 Sq. M	140 Sq. Ft
Total	**57.97 Sq. M**	**624 Sq. Ft**

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

TENURE

Premises are available to let by way of a new full repairing and insuring lease at a rent of £25,000 PAX. Full terms available upon application to the sole agents.

EPC

The premises is Listed.

RATING ASSESSMENT

Rateable Value	£20,500
UBR (18/19)	0.480
Rates Payable	£9,840

Rates payable subject to small business rate relief eligibility.

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

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07919 831723
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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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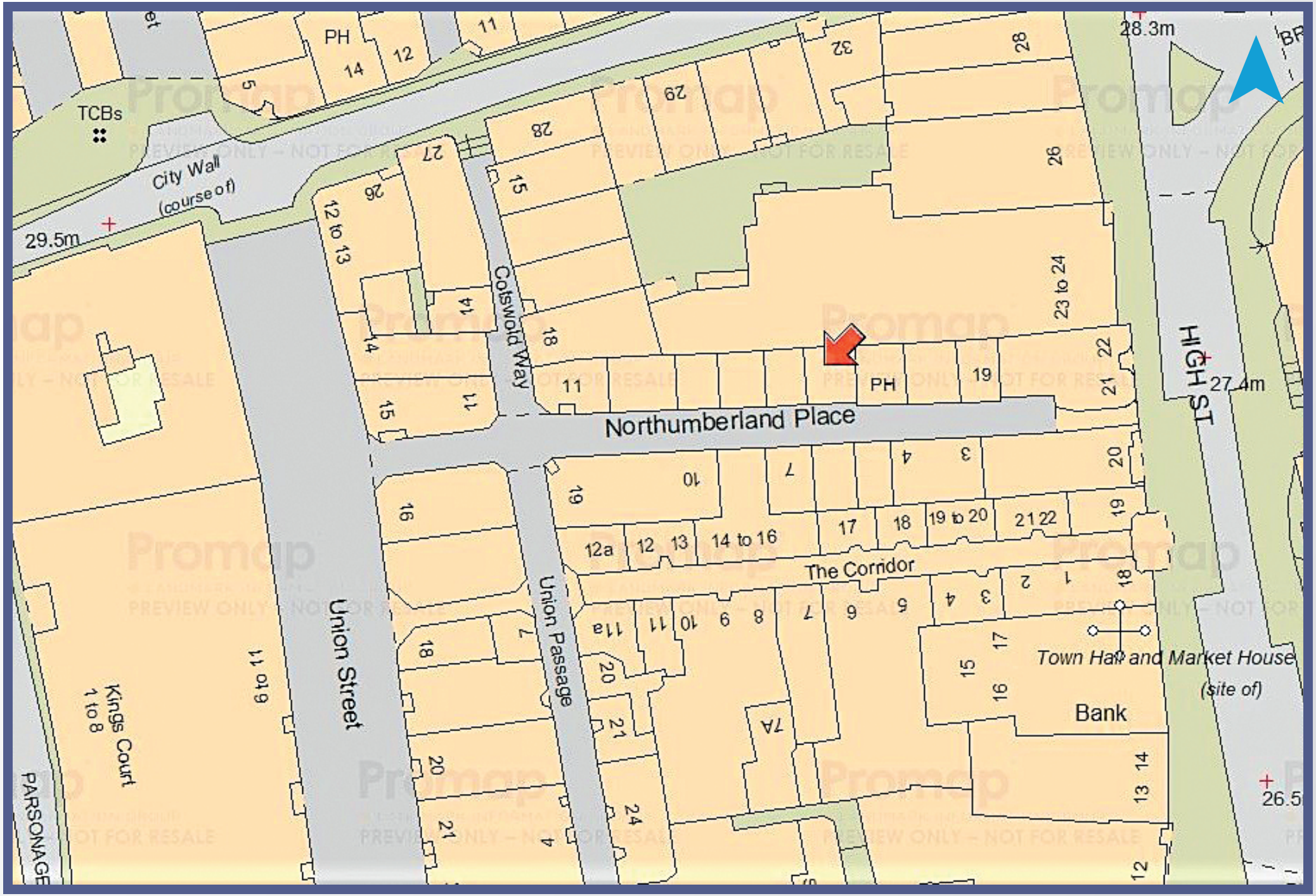
TCBs
City Wall
(course of)
29.5m
PH
Cotswold Way
Northumberland Place
PH
HIGH ST
28.3m
27.4m
26.5
The Corridor
Union Street
Union Passage
Kings Court
1 to 8
PARSONAGE
Town Hall and Market House
(site of)
Bank