



**Ground, First & Second Floors**  
**2 Hetling Court**  
**Bath**  
**BA1 1SH**

**Attractive Property Suitable for Office or Retail Occupiers**

**Total Size Approximately 90.55 Sq M (974 Sq Ft)**

- **Central Location**
- **Separate Access to Self Contained Upper Floors**
- **Nearby to Popular Tourist Attractions**



## LOCATION

Bath is a World Heritage City situated approximately 11 miles east of Bristol and 100 miles west of London. Trains from Bath Spa to London Paddington run frequently and take approximately 90 minutes.

The premises are immediately adjacent to the Thermae Bath Spa and are located in very close proximity to all city centre amenities. The main retail spine is within a few minutes' walk and Bath Spa Station is equally accessible, together with extensive car parking at the SouthGate retail centre (850 spaces).

## DESCRIPTION

2 Hetling Court is of traditional Bath stone construction and is suitable for either office or retail use. Accommodation is arranged over ground, first and second floors, with kitchen and WC facilities at ground and second floors respectively. In addition, there is a small courtyard to the rear of the property.

The ground floor is currently occupied by a retailer and offers open plan sales space with an attractive shop front. The office accommodation is currently arranged over first and second floors and benefits from being self-contained with a dedicated front door at street level.

The whole property could be used for office or retail use.

## RENT

£20,000 per annum exclusive, subject to contract.

## VAT

All figures are exclusive of VAT, if applicable.

## BUSINESS RATES

Current Rateable Value: £13,000

Rates Payable (2018/19): £6,240

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

## ACCOMMODATION

The premises extend to the following approximate Net Internal Areas, measured in accordance with the RICS Property Measurement 2nd Edition.

	Sq M	Sq Ft
Ground Floor	29.10	313
First Floor	34.58	372
Second Floor	26.87	289
Total	90.55	974

## TERMS

The property is available by way of a new FRI Lease on terms to be agreed.

## EPC

Energy Performance Asset Rating has been instructed. The Certificate can be made available to interested parties upon application.

## VIEWINGS

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

**SUBJECT TO CONTRACT**

## FURTHER INFORMATION

Should you require further information please contact:

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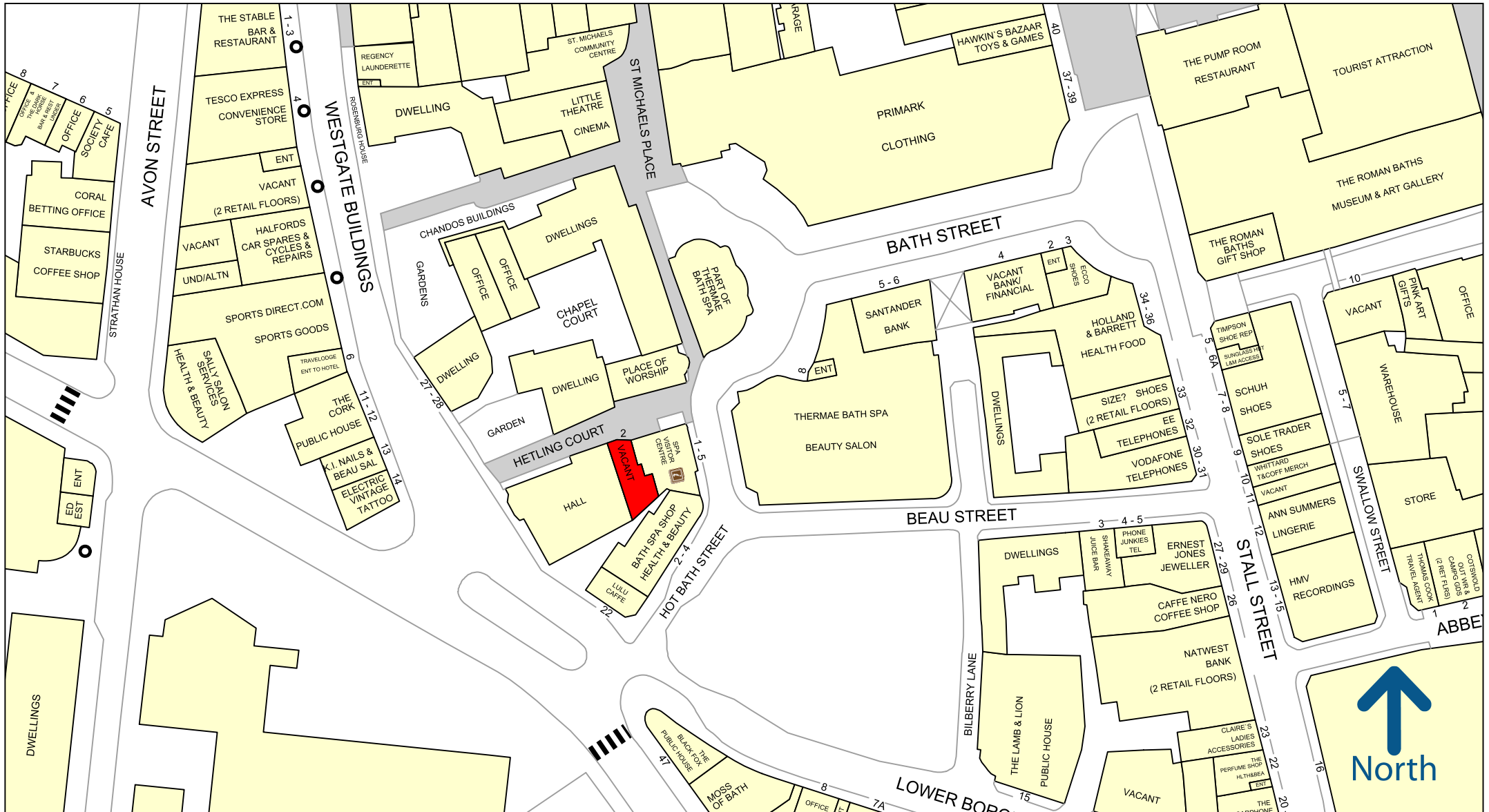
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## IMPORTANT INFORMATION

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# Carter Jonas



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Created By: Carter Jonas LLP

50 metres

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