

RESTAURANT/BAR TO LET

# BATH

## 15 High Street

A3/A4 CONSENT



### LOCATION

Bath attracts in excess of 5.8 million tourists annually and an estimated visitor spend in excess of £350m per annum, making it the busiest tourist centre in the South West. This adds to an affluent population of 90,000 residents, jumping to around 170,000 in the wider conurbation.

The subject building is in the heart of the city centre, close to tourist drivers Bath Abbey, The Roman Baths and Bath Spa itself. It is also within the established A3/A4 pitch with All Bar One, Bills and Starbucks in the same block, and Caffè Nero, Pret A Manger, Turtle Bay, Garfunkles, and Browns all within close proximity.

### DESCRIPTION

The property is Grade II listed and comprises the entire building arranged over basement, ground, first and second floors. The ground floor is a beautiful former banking hall with an impressive dome ceiling lantern and further period features throughout, with excellent ancillary, cellar and back of house opportunities throughout the remainder.

### ACCOMMODATION

The demise provides the following approximate areas:

GF banking hall	281.95 sq m	3,035 sq ft
Basement ancillary	100.80 sq m	1,085 sq ft
1 <sup>st</sup> floor offices	84.54 sq m	910 sq ft
2 <sup>nd</sup> floor ancillary offices	39.48 sq m	425 sq ft

### USE

A3/A4 consent. Further information upon request.

### TERMS

Available on a new full repairing and insuring lease for a term of years to be agreed.

### RENT

£175,000 per annum exclusive.

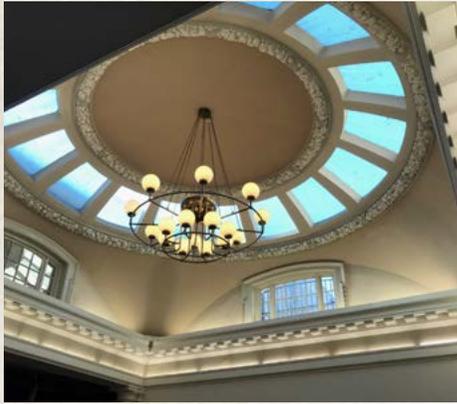
### RATES

Rateable Value: £129,000.00  
UBR 49.70p

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:

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