



7 THE CORRIDOR, BATH, BA1 5AP

TOTAL GROUND FLOOR SALES SPACE – 83.9 M² (904 FT²)

LOCATION

The property is located in Bath’s historical covered arcade in the centre of Bath, close to the prime retail spine of Milsom Street, Union Street and Stall Street. The Corridor links Union Street with High Street, as well as being in close proximity to The Pump Rooms and The Roman Baths, thus benefiting from a good flow of both tourists and shoppers.

Nearby retailers include Dough Pizzeria, Scribbler, Sofa.com, Tiger and Society Café. Waitrose/John Lewis and the tourist attraction of Pulteney Bridge are a short walk away.

DESCRIPTION

The Grade II Listed property is arranged over ground floor and basement: there is a mezzanine kitchen/ ancillary area. The mezzanine floor provides open plan sales. The first floor is accessed via a spiral staircase and provides kitchen and W/C facilities. The basement provides additional ancillary accommodation.

ACCOMMODATION

Areas (NIA)	M ²	Ft ²
Ground Floor Sales	83.9	904
Mezzanine Ancillary/Sales	14.6	157
Basement Ancillary	11.98	129
Vault Storage	53.24	573
Total	163.72	1,763

RENT

£40,000 per annum. Subject to contract

TERMS

New effectively full repairing and insuring lease for a term to be agreed.

VAT

All figures are exclusive of VAT, if applicable.

BUSINESS RATES

Interested parties are advised to confirm their estimated business rate by contacting the Local Authority.

Rateable Value 2023/24: £24,500

ENERGY PERFORMANCE CERTIFICATE

The certificate can be made available to interested parties upon application.

COSTS

Each party is responsible for its own legal costs incurred in this transaction.

VIEWINGS

Viewings are strictly by prior appointment with Carter Jonas LLP on 01225 747260 or joint agents Hartnell Taylor Cook 0117 923 9234.

CONTACT :

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