

TO LET

19 New Bond Street, Bath

Prime fitted shop to let

Hartnell
TaylorCook



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LOCATION - BA1 1BP

The property is situated on New Bond Street in Bath. With a population of 90,000, Bath's compact visitor friendly centre offers a host of places to eat and drink and a wide variety of retailers. The city also provides a remarkable collection of museums, galleries and other attractions, which pulls a significant number of tourists.

The subject building sits in a prime position in the city near the junction of New Bond Street, Milsom Street and Burton Street. The position boasts a number of cosmetic and perfume brands including **Bobbi Brown, Jo Malone, L'Occitane, Space NK, Aesop** and **Penhaligon's**. There is also a strong line up of fashion brands including **Ted Baker, French Connection, White Stuff** and **Sea Salt**.

DESCRIPTION

The building is Grade II listed and the demise is arranged over basement, ground, first, second and third floors.

ACCOMMODATION

The demise provides the following approximate net internal floor areas:

Ground floor sales	67.35 sq m	725 sq ft
First floor sales	38.55 sq m	415 sq ft
Second floor	33.44 sq m	360 sq ft
Third floor ancillary	32.05 sq m	345 sq ft
Basement ancillary	45.99 sq m	495 sq ft

TERMS

A full repairing and insuring lease is available for a term to be agreed subject to 4 yearly upward only rent reviews.

RENT

£45,000 per annum, exclusive.

RATES

Rateable Value: £100,000

UBR: 51.2p

Rates Payable: £51,200

Please verify the actual rates payable with the local authority.

To support businesses through the COVID-19 crisis, all businesses in the Retail, Hospitality and Leisure sectors will be given a further three months exemption from their business rates bills for the period 1 April - 30 June 2021. In addition to this, bills for these sectors will be discounted by 66% for the remaining nine months of the year (1 July 2021 - 21 March 2022).

PLANNING

Previous use within Class A1 (retail) or any other use within Class E.

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 the above.

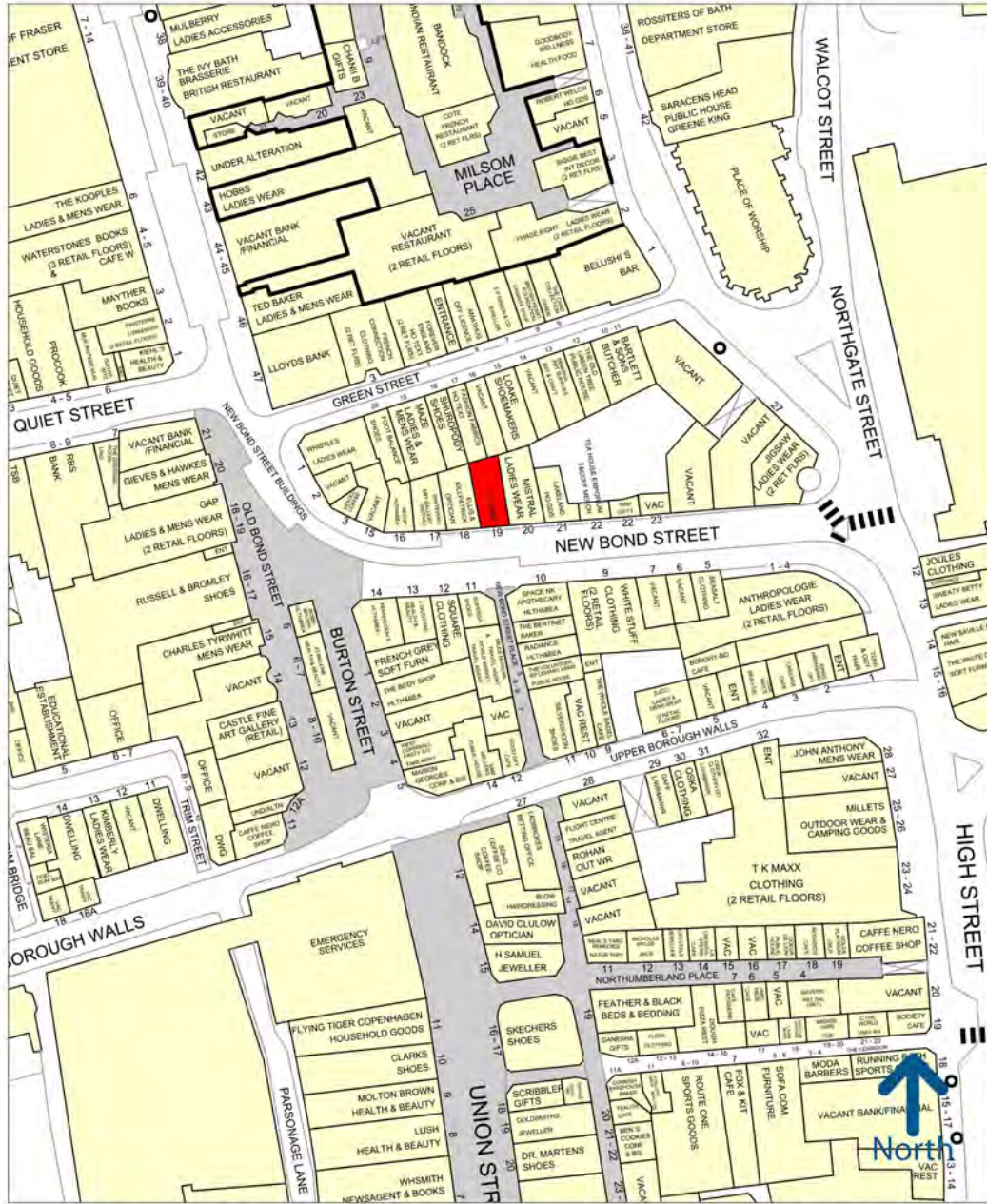
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Bath



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