



Chartered Surveyors

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5 BROAD STREET

BATH



TO LET

SALES 45.75 SQ M (492 SQ FT)

ANCILLARY 21.80 SQ M (235 SQ FT)

SITUATED IN A GOOD RETAIL LOCATION WITHIN BATH CITY CENTRE

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These particulars are intended to give a fair description of the property but their accuracy is not guaranteed and they do not form part of an offer or contract.

5 Broad Street, Bath BA1 5LJ

ACCOMMODATION:

The approximate dimensions and areas are:

Ground Floor:	Max Width	4.80m
	Depth	11.61m
	NET SALES AREA Kitchenette & WC	45.75 sq m (492 sq ft)
Basement:	Ancillary Sales/Storage	21.80 sq m (235 sq ft).

SERVICES:

Mains electricity, water and drainage connected.

BUSSINESS RATES:

The premises are assessed at Rateable Value £18,000.

ENERGY PERFORMANCE:

Asset rated 76 within band D. Further information available from the agent.

TERMS:

The property is available to let for any Class E use, to include A1 retail, A2 office, B1 office, A3 café and D1 consulting room uses for a term of **4 or more years** on an effective full repairing and insuring basis at an initial rent of **£25,000** a year.

VIEWING:

By appointment with the agent Derek Walker Chartered Surveyors **01225 448944**
gwalker@derekwalker.co.uk

COSTS:

Each party to be responsible for their own costs.

NOTE:

Please visit www.derekwalker.com to view our privacy policy.

We have not tested any equipment or services. Applicants should arrange for their own investigations into working order or suitability. Those wishing to inspect are advised to check availability in advance, particularly if travelling from a distance.