



Chartered Surveyors

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10 MOORLAND ROAD

BATH



TO LET

SALES 39.76 SQ M (428 SQ FT)

ANCILLARY 13.1 SQ M (141 SQ FT)

SITUATED IN THE POPULAR MOORLAND ROAD SHOPPING AREA ABOUT 1.5 MILES TO THE SOUTH-WEST OF 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.

10 Moorland Road, Bath BA2 3PL

ACCOMMODATION:

The approximate dimensions and areas are:

Ground Floor:	Max Width	4.11m
	Max Depth	9.68m

NET SALES AREA 39.76 sq m (428 sq ft)

Storage/Staff Kitchen & WC.	13.10 sq m (141 sq ft)
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SERVICES:

Mains electricity, water and drainage connected.

BUSINESS RATES:

The shop is assessed at Rateable Value £13,000. There may be partial small business rate relief available.

ENERGY PERFORMANCE:

The shop is asset rated at 95 within Group D. Further information available from the agent.

LEASE:

A new lease is to be created for a term of **5 years**, longer by negotiation, on an effective full repairing and insuring basis.

RENT:

Rental offers are invited at **£14,000 a year**, subject to contract.

COSTS:

Each party to pay their own costs.

VIEWING:

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

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.