



Chartered Surveyors

6 Gay Street Bath BA1 2PH

Telephone (01225) 448944

Fax (01225) 44 89 27

Email info@derekwalker.co.uk

22A BROAD STREET

BATH



TO LET

SALES 29.73sq M (320sq FT)

**SITUATED IN A GOOD CENTRAL LOCATION SUITABLE FOR
A WIDE VARIETY OF SPECIALITY RETAILERS**

www.derekwalker.com

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.

22A Broad Street, Bath BA1 5LN

ACCOMMODATION

The approximate dimensions and areas are:

Ground floor:	Max width	3.51m
	Max depth	10.49m
	NET SALES AREA	29.73 sq m (320 sq ft)
	WC	

SERVICES

Mains water, electricity and drainage connected and in use.

RATING

The shop is assessed at Rateable Value £11,250 with rates payable of £5,613.75 for 2021/2022. If small business rate relief is available the amount payable will be **£NIL**.

ENERGY PERFORMANCE

A certificate has been requested and will be available soon.

TERMS

The shop is available to let for a term of **three years**, longer by negotiation, on an effective full repairing and insuring basis.

RENT

The initial rent is to be **£15,000** per annum, subject to contract.

COSTS

Each party to pay their own legal costs.

VIEWING

By arrangement with the agents Derek Walker Chartered Surveyors **01225 448944**
gwalker@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.