

WESTGATE BUILDINGS

BATH



TO LET

SALES 160.93 SQ M (1,732 SQ FT)

ANCILLARY 17.85 SQ M (192 SQ FT)

SITUATED IN A STRONG RETAIL LOCATION WITHIN BATH CITY CENTRE CLOSE TO KINGSMEAD SQUARE & SAW CLOSE

www.derekwalker.com

4-10 Westgate Buildings, Bath BA1 1EB

ACCOMMODATION:

Ground Floor Front	Width	6.60m
	Depth	13.30m
	NET SALES AREA	87.78 sq m (945 sq ft)
	Ancillary	13.85 sq m (149 sq ft)
Ground Floor Rear	Max Width	9.50m
	Ave Depth	7.70m
	NET SALES AREA	73.15 sq m (787 sq ft)
	Ancillary	4.00 sq m (43 sq ft)

SERVICES:

Mains electricity, water and drainage connected.

BUSINESS RATES:

To be assessed on occupation.

ENERGY PERFORMANCE:

The shop is asset rated 52 within Group C. Further information is available from the agent.

LEASE:

The shop is available to let for a term of **7+ years** (until late August 2029) on an internal repairing and service charge basis. The tenant will not have security of tenure.

RENT:

Offers are invited at **£60,000 a year + VAT**, with a rent review due in September 2024.

COSTS:

Each party to pay their own costs.

VIEWING:

By appointment with the agent 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.