

## 1 BLADUD BUILDINGS

### BATH



## COMMERCIAL BUSINESS UNIT TO LET

**GROUND FLOOR 45.92 SQ M (494 SQ FT)**

**SITUATED IN A VERY PROMINENT LOCATION ON THE  
CORNER OF BROAD STREET AND THE PARAGON**

[www.derekwalker.com](http://www.derekwalker.com)

1 Bladud Buildings, The Paragon, Bath BA1 5LS

### **ACCOMMODATION:**

The approximate dimensions and areas are:

Ground Floor:	Max Width	4.86 m
	Max Depth	11.51 m
	<b>Net Sales Area</b>	<b>45.92 sq m</b>
	Kitchen & WC	

### **SERVICES:**

Mains electricity, water and drainage connected.

### **BUSINESS RATES:**

The shop is assessed at Rateable Value £13,250 and full rates payable 2021/22 amount to £6,611.75. **Some small business rate relief may be available.**

### **ENERGY PERFORMANCE:**

The shop is asset rated at 79 within Group D. Further information is available from the agent.

### **USES:**

The owner will consider any use with Class E Commercial Business Service.

### **TERMS:**

The unit is available to let for four years, longer if required, at a rent of **£20,000 a year** on an effective full repairing and insuring basis.

### **COSTS:**

Each party to pay their own costs.

### **VIEWING:**

By appointment with Derek Walker Chartered Surveyors **01225 448944**  
[gwalker@derekwalker.co.uk](mailto:gwalker@derekwalker.co.uk)

### **NOTE:**

Please visit [www.derekwalker.com](http://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.