

9 EDGAR BUILDINGS

BATH



TO LET

SALES 63.82 SQ M (687 SQ FT)

ANCILLARY 81.85 SQ M (881 SQ FT)

**SITUATED IN A COMMANDING CORNER LOCATION
WITH MAIN ROAD (A4) FRONTAGE**

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9 Edgar Buildings, George Street, Bath BA1 2EE

ACCOMMODATION

The approximate dimensions and areas are:

Ground Floor:	Max Width	4.91m
	Max Depth	14.89m
	NET SALES AREA	63.82 sq m (687 sq ft)
	Ancillary WC	56.39 sq m (607 sq ft)
Basement:	Storage WCs.	25.46 sq m (274 sq ft)

SERVICES

All mains services connected. Gas fired central heating.

ENERGY PERFORMANCE

The shop is asset rated at 71 within group C. Further information available from the agent.

BUSINESS RATES

The premises are assessed at Rateable Value £27,500. Rates payable 2021/22 amount to **£13,722.50**.

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 **£39,500** a year.

VIEWING

Only by appointment with the agents Derek Walker Chartered Surveyors **01225 448944**
gwalker@derekwalker.co.uk

COSTS

Each party to pay 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.