

26 WESTGATE STREET

BATH



GROUND FLOOR SALES 36.00 SQ M (388 SQ FT)

BASEMENT STORAGE 28.69 SQ M (309 SQ FT)

UPPER FLOOR 2 BEDROOM MAISONETTE

SITUATED IN A GOOD TRADING LOCATION WITHIN CENTRAL BATH

www.derekwalker.com

26 Westgate Street, Bath BA1 1EP

ACCOMMODATION:

Ground Floor: Shop	Width	3.90m
	Depth	9.00m
NET SALES AREA 36.00 sq m (388 sq ft)		

Basement:	Storage WC	28.69 sq m (309 sq ft)
-----------	---------------	------------------------

First Floor:	Front Room Shower Room	4.96m x 3.93m
--------------	---------------------------	---------------

Second Floor:	Front Room Kitchen	4.96m x 3.90m 3.46m x 2.16m
---------------	-----------------------	--------------------------------

Third Floor:	Front Room Rear Room	4.08m x 3.89m 3.13m x 2.15m.
--------------	-------------------------	---------------------------------

SERVICES:

Mains electricity, water and drainage connected.

LOCAL TAXATION:

The shop and basement are assessed at Rateable Value £26,250, business rates payable 2021/22 amount to £13,098.75.

The maisonette is within band B for Council Tax purposes.

ENERGY PERFORMANCE:

The property is asset rated at 96 within Group D. Further information is available from the agent.

LEASE TERMS:

The shop is available to let by a new lease for a term of **4 years**, or longer, on an effective full repairing and insuring basis.

RENT:

Rental offers are invited at **£30,000** 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**
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.