



## 7 The Corridor

Bath, BA1 5AP

### Arcade style shop to let

**1,763 sq ft**

(163.79 sq m)

- Situated within the Grade II listed Corridor
- Nearby occupiers include Route One, Sofa.com, Society Cafe and Running Bath Sports
- Class E use

Summary

|                |   |
|----------------|---|
| Available Size | 1,763 sq ft                             |
| Rent           | £40,000 per annum                       |
| Rates Payable  | £12,544 per annum                       |
| Rateable Value | £24,500                                 |
| Service Charge | £5,679 per annum                        |
| VAT            | All prices are quoted exclusive of VAT. |
| EPC Rating     | C (54)                                  |

Location

The property is located in Bath's historic covered shopping arcade The Corridor which connects prime Union Street with High Street in the heart of the city centre. Tourist attractions in close proximity include Bath Abbey, Bath Spa and The Guildhall.

Occupiers in the vicinity include Flock Clothing, Running Bath Sports, Society Cafe, Sofa.com and Route One.

Description

The Corridor is a Grade II Listed building and the subject property offers significant retail facilities at ground floor level.

Accommodation

| Name                          | sq ft | sq m   |
|-------------------------------|-------|--------|
| Ground - floor sales          | 904   | 83.98  |
| Mezzanine - ancillary/kitchen | 157   | 14.59  |
| Basement - ancillary          | 129   | 11.98  |
| Unit - Vault storage          | 573   | 53.23  |
| Total                         | 1,763 | 163.78 |

Terms

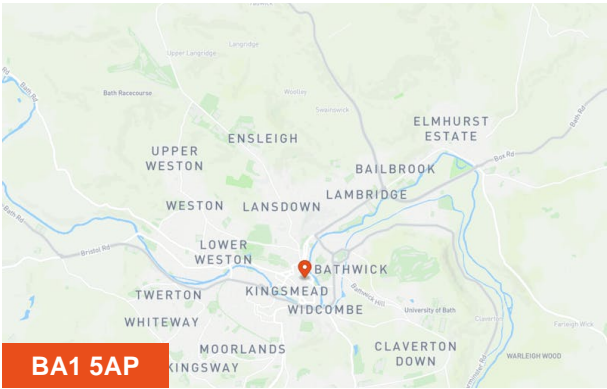
The property is available on a new effective full repairing and insuring lease for a terms of years to be agreed.

Rent

Offers invited.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.



Viewing & Further Information

Rebecca Harries

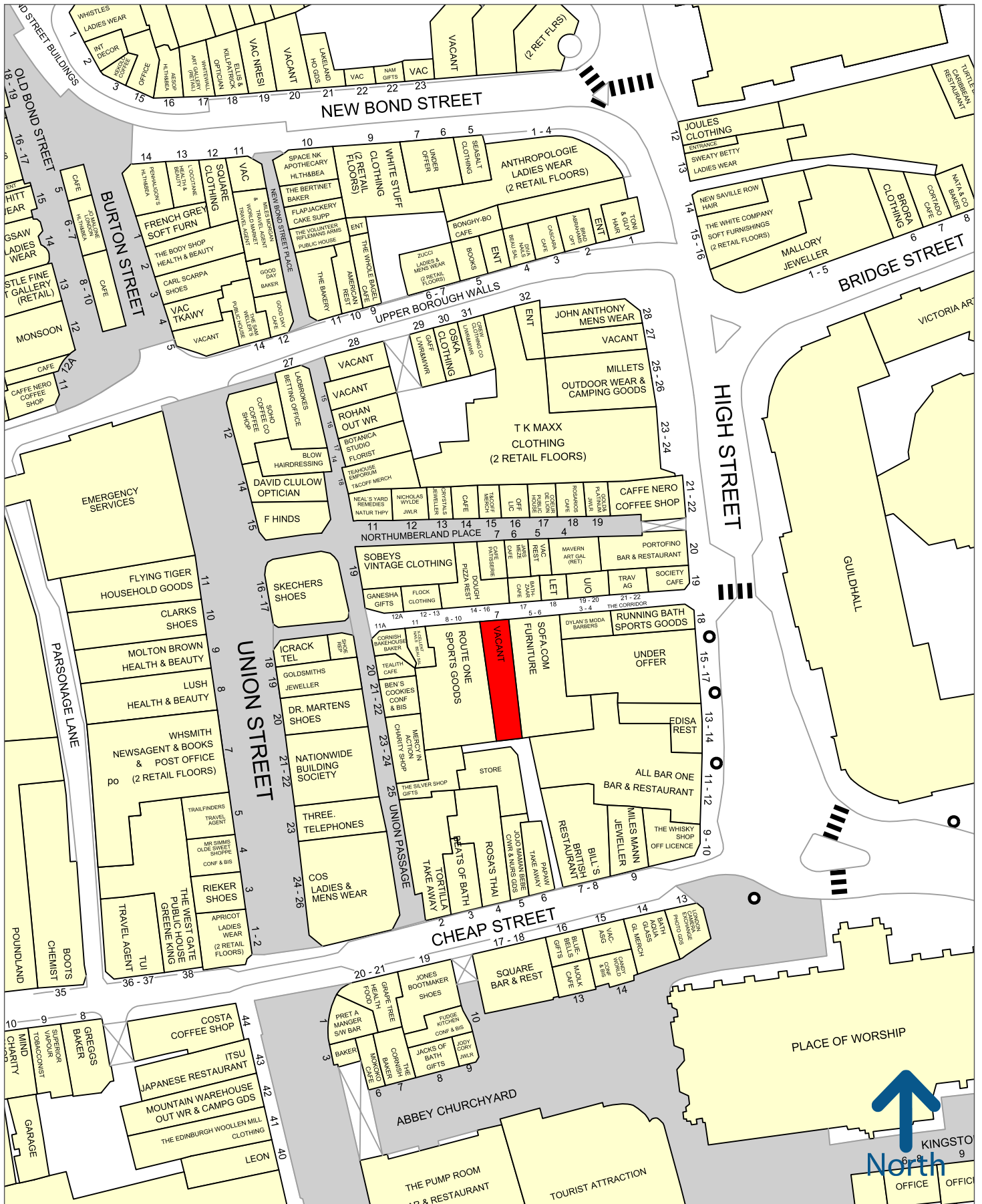
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50 metres

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