



## 1-3 Brunel Square

Bath, BA1 1SX

### Prominent retail/F&B unit opposite SouthGate Shopping Centre

**580 sq ft**  
(53.88 sq m)

- Situated in the heart of Bath's shopping destination
- Adjacent to Bath Spa railway station and bus station
- Includes external seating of circa 320 sq ft
- Nearby occupiers include Nando's, GBK, Prezzo & Franco Manca

## Summary

Available Size	580 sq ft
EPC Rating	B

## Location

Bath is a stunning historic city and a designated UNESCO World Heritage Site, renowned for its rich heritage and vibrant culture. As one of the UK's top tourist destinations, it features iconic attractions such as the Roman Baths, The Pump Room, and impressive Georgian architecture.

Brunel Square is particularly well situated opposite SouthGate Shopping Centre, which hosts a diverse mix of retailers, including prominent names like Apple, H&M, and Zara. The subject unit benefits from an extremely high footfall position, directly opposite the main entrance/exit from Bath Spa Railway Station, which links to SouthGate Shopping Centre across Dorchester Street. Additionally, it is close to one of the entrances to the SouthGate car park, providing 876 parking spaces for easy access. Other notable occupiers in the immediate vicinity include Nando's, Prezzo, and the soon-to-open Slim Chickens.

## Description

The subject unit comprises a self-contained accommodation arranged over the ground floor, featuring a contemporary design set within an imposing Grade II\* building. The main elevation boasts three impressive large windows, along with an additional arched window on the return elevation facing Dorchester Street. Previously operating as a 'grab and go' restaurant, and before that as a café bakery, the unit benefits from an external seating area. The premises are well-suited for a variety of uses, including retail, coffee shops, and food and beverage establishments.

## Accommodation

The accommodation comprises the following approximate areas:

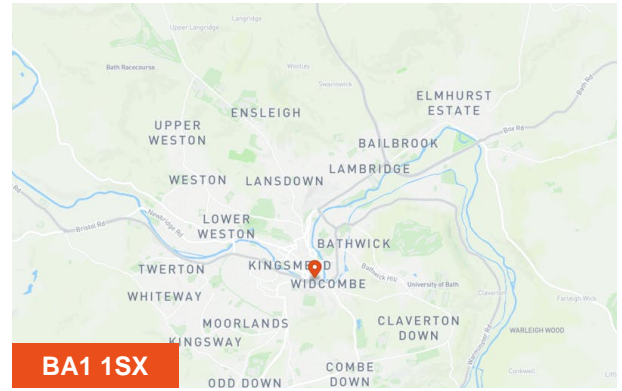
Name	sq ft	sq m	Availability
Ground	580	53.88	Available
Outdoor	320	29.73	Available
<b>Total</b>	<b>900</b>	<b>83.61</b>	

## Lease Details

15 year lease, outside the act and expiring on 24 December 2034, subject to a tenant only option to break on 25 December 2029. The passing rent is £40,000 per annum exclusive of business rates, service charge and building insurance on which further information is available in request. The rent is subject to upward only rent reviews every 5 years.

## Terms

The property is offered by way of assignment of the existing lease or a sub-lease. A new lease can potentially be offered subject to superior Landlord consent.



## Viewing & Further Information

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