



66 Walcot Street

Bath, BA1 5BD

## Former Café / Restaurant Unit

1,209 sq ft  
(112.32 sq m)

- Prominent position on Walcot Street, near to Waitrose
- Arranged over ground and basement
- External terrace area
- Class E use

## Summary

<b>Available Size</b>	1,209 sq ft
<b>Rent</b>	£25,000 per annum
<b>Rates Payable</b>	£8,320 per annum
<b>Rateable Value</b>	£16,250
<b>VAT</b>	All prices are quoted exclusive of VAT.
<b>EPC Rating</b>	D (90)

## Location

Walcot Street is a vibrant retail pitch known as the 'Artisan Quarter'. It is in very close proximity to Bath city centre offering a wide range of operators including restaurants, coffee shops and hair/beauty salons. Retailers along the pitch are mainly independent and include art galleries, designer furniture stores and vintage clothing shops.

The subject property is located at the southern end of Walcot Street, near to Waitrose/John Lewis Home which offers a 550 space multi-storey car park below. Other occupiers nearby include Material Hair Salon, Harvey Jones Kitchens, Neptune Furniture, The Fine Cheese Company and Picnic Café.

## Description

The property comprises a former café/restaurant premises arranged over ground and basement. The ground floor provides trading space/seating, and the basement provides a kitchen, staff and customer WCs, storage and a terrace to the rear.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales	527	48.96
Basement - Sales / Storage	439	40.78
<b>Total</b>	<b>966</b>	<b>89.74</b>

## Use

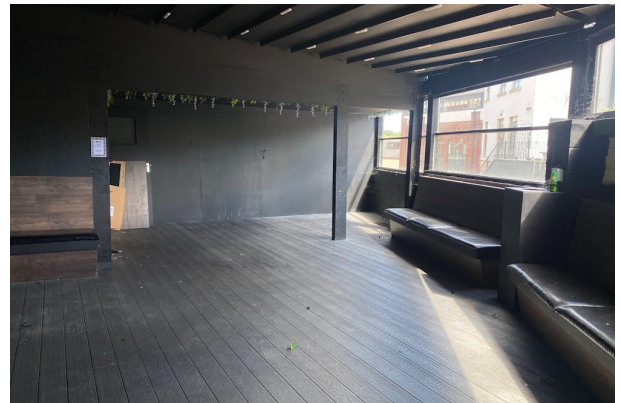
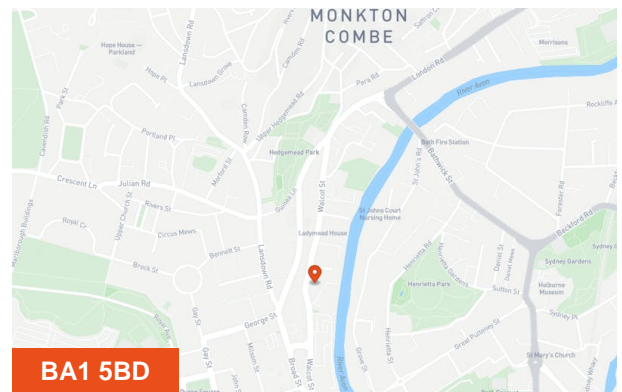
The property benefits from a Class E use.

## Terms

The premises is available on a new full repairing and insuring lease for a term of years to be agreed.

## Legal Costs

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



## Viewing & Further Information

### Rebecca Harries

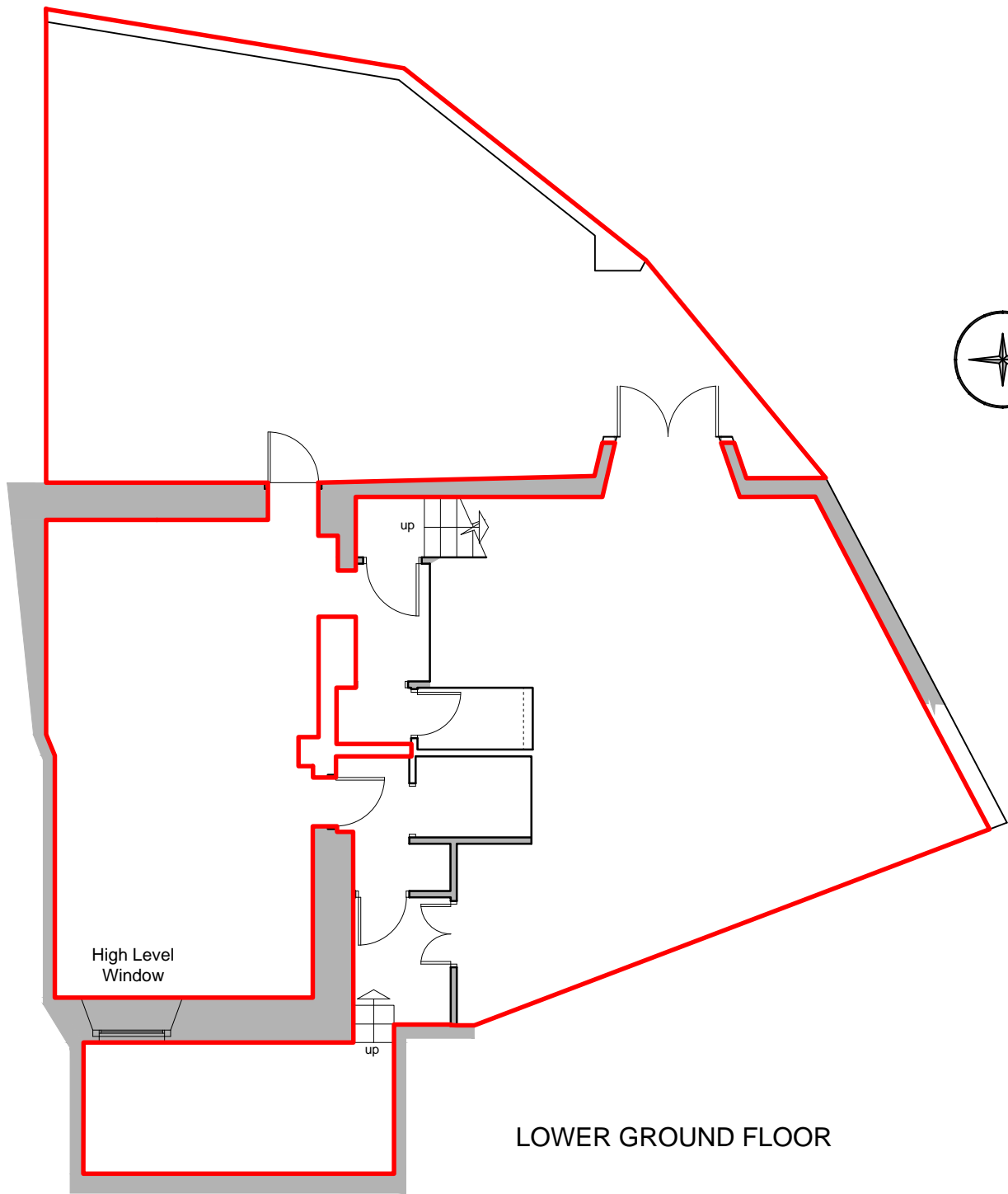
07549 120664

rebecca.harries@htc.uk.com

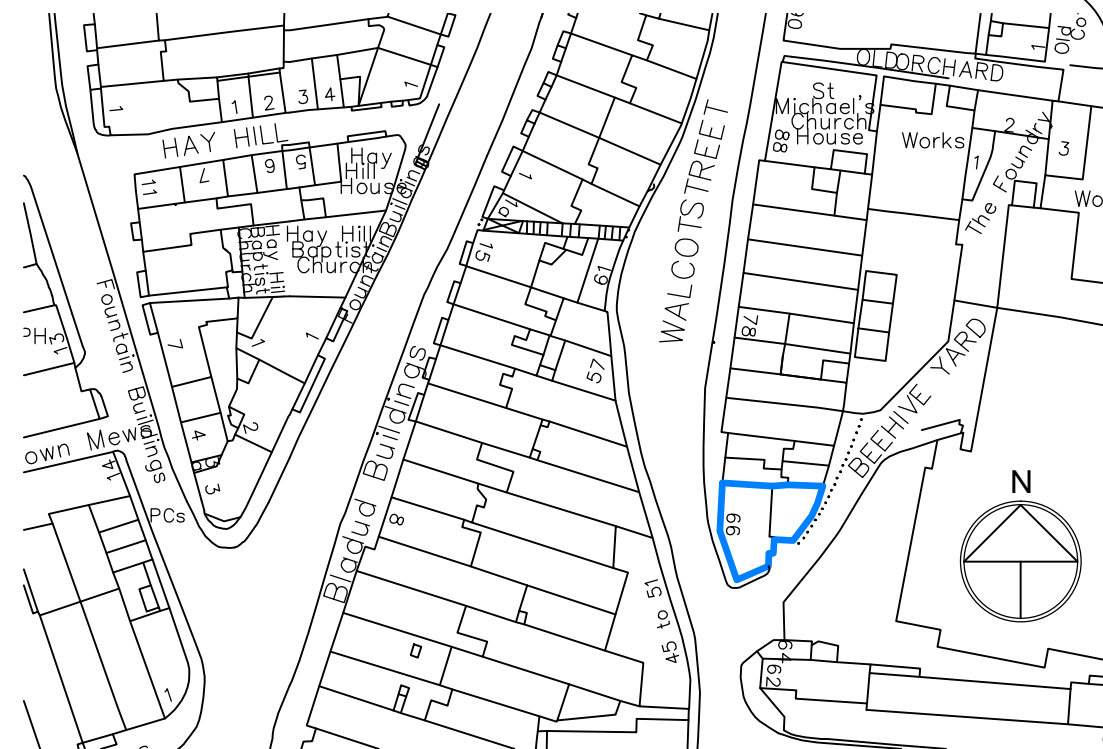
### Charlie Pooley

07919 057 756 | 07919 057 756

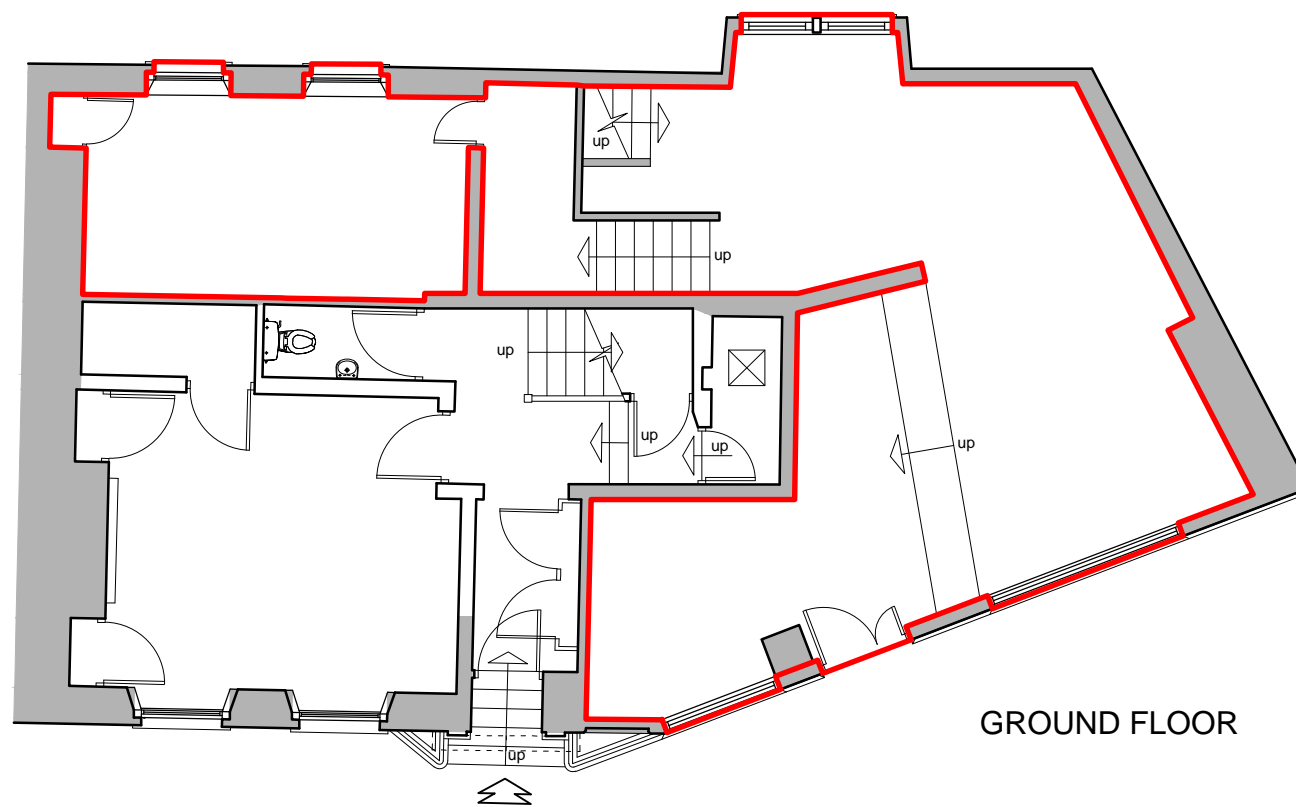
charlie.pooley@htc.uk.com



LOWER GROUND FLOOR



LOCATION PLAN. SCALE 1:1250



GROUND FLOOR

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**Bath & North East Somerset Council**

Property and Project Delivery  
Lewis House  
Manvers Street  
Bath BA1 1JG

**PROPERTY**  
66 WALCOT STREET  
BATH BA1 5BD

**DRAWING TITLE**  
LEASE PLAN  
LOWER GROUND & GROUND FLOOR

Drawn AG	Date 04/12/2018
Scale 1:100 @ A3	Rev
<b>DRAWING No</b>	
6896/VL/99-00	



50 metres

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Created By: Hartnell Taylor Cook LLP



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