



28 High Street

Bath, BA1 5AJ

Prominent Retail Premises in Bath City Centre

2,196 sq ft
(204.02 sq m)

- Situated in the heart of Bath's shopping destination
- Available on a new lease
- Ground and First Floor trading
- Nearby occupiers include The White Company, Finisterre, TK Maxx, Caffè Nero & Waitrose

Summary

Available Size	2,196 sq ft
Rent	£69,950 per annum
Rates Payable	£29,415 per annum
Rateable Value	£53,000
Service Charge	To be confirmed.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

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. With a population in excess of 90,000, Bath's compact, visitor friendly centre hosts a wealth of places to eat and drink and a variety of retailers. The city offers also offers a wide range of attractions and is one of the most popular tourist and shopper destinations in the South West.

The subject property occupies a prominent corner position at the junction of High Street and Upper Borough Walls. The property is located opposite the famous Bath Guildhall and other nearby occupiers include Finisterre, TK Maxx, The White Company, Waitrose, Millets and Caffè Nero.

Description

The property comprises a retail premises arranged over ground and first floors. The unit benefits from trading areas to ground and first floors with further ancillary space also at first floor. Externally, the unit benefits from prominent fully glazed return frontage.

The unit forms part of Northgate House which is largely occupied by SPACES serviced offices to the second and third floors.

Accommodation

The accommodation comprises the following areas:

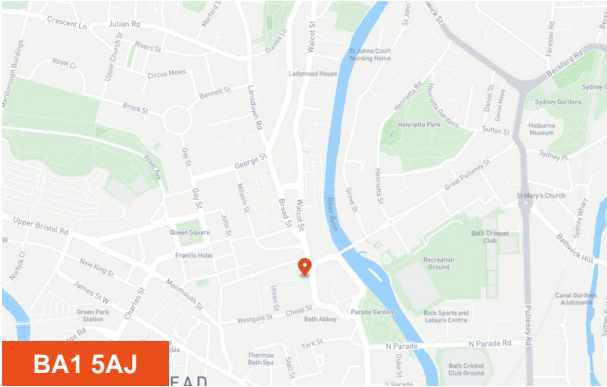
Name	sq ft	sq m	Availability
Ground	974	90.49	Available
1st - Sales	1,048	97.36	Available
1st - Ancillary	251	23.32	Available
Total	2,273	211.17	

Terms

The property is available by way of new lease for a term to be agreed.

VAT

All figures quoted are exclusive of VAT.



Viewing & Further Information

Richard Saunders

07825 382835
richard.saunders@htc.uk.com

Rebecca Harries

07549 120664
rebecca.harries@htc.uk.com

Maddie Pyles (CSquared)

07950 765672

Nathan Clark (Joint Agent)

07983 460230

