



## 19 Lower Borough Walls

Bath, BA1 1QU

### Prominent Class E Unit

2,226 sq ft

(206.80 sq m)

- In the heart of Bath's prime shopping destination
- Nearby to a large number of national occupiers including M&S, EE, KFC & JD Sports
- Large basement area
- Situated opposite Southgate Shopping Centre

# 19 Lower Borough Walls, Bath, BA1 1QU

## Summary

<b>Available Size</b>	2,226 sq ft
<b>Rent</b>	£30,000 per annum
<b>Rates Payable</b>	£9,231.50 per annum
<b>Rateable Value</b>	£18,500
<b>EPC Rating</b>	C (68)

## Location

The city of Bath is designated as a UNESCO World Heritage Site famous for its architecture and history. The city attracts in excess of 6 million tourists each year, as well as being a major shopping destination for the South West.

Situated at the eastern end of Lower Borough Walls, the subject property benefits from prominent frontage onto the crossing connecting Southgate Street, Stall Street and St Lawrence Street. The subject premises offer a unique opportunity to secure representation within the heart of the city, opposite to Southgate Shopping Centre, Marks & Spencer, Metro Bank, EE and in close proximity to the 5 star Gainsborough Bath Spa Hotel.

## Description

The property comprises a mid terrace retail unit arranged over ground floor and basement. The basement area is notably large and has the opportunity to be utilised as trading space.

## Use

The property benefits from a Class E use as outlined in the Town and Country Planning (Use Classes) (Amendment) Regulations 2020.

## Accommodation

The accommodation comprises the following approximate Net Internal Areas:

Name	sq ft	sq m
Ground	399	37.07
Basement	1,827	169.73
<b>Total</b>	<b>2,226</b>	<b>206.80</b>

## Terms

Available by way of a new lease of a term of years to be agreed.

## VAT

All prices are quoted exclusive of VAT.

## Legal Costs

Each party to bear their own legal costs within the transaction.



## Viewing & Further Information

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