

SUBLET—UP TO 9 YEARS AVAILABLE

**RETAIL UNIT 'E' USE
BATH**



GROUND FLOOR OF 6 WESTGATE BUILDINGS, BATH, BA2 3GS
TOTAL SALES SPACE – APPROXIMATELY 1,012 SQFT (94 SQM)

LOCATION

Westgate Buildings is situated just off the popular Kingsmead Square, which is an attractive location within the heart of Bath providing good access to the Theatre Royal and the City's core retail zone. The surrounding area has a mixture of retailers, restaurateurs and café operators including Tesco Express, Sports Direct.

The Kingsmead Leisure centre is also within close proximity and holds the Odeon cinema, Premier Inn and JD Weatherspoon's. Kingsmead Square located nearby is a popular destination with a mixture of uses including offices and local independent retailers. 6 Westgate Buildings also benefits from a bus stop outside.

DESCRIPTION

The property is arranged over ground floor only and consists open plan sales space fronting onto Westgate Buildings. There is additional ancillary space to the side of the sales area at a slightly raised level. The premises are currently in a stripped back condition and will require the installation of a W/C and kitchen. There is scope to install a small extractor fan at ground floor level, subject to the right statutory consents being granted.

TENURE

The premises are available by way of a sublet on an effective full repairing and insuring Lease, subject to a service charge. Any subletting will be excluded from the 1954 Act provisions.

RENT

£50,000 per annum exclusive of service charge, subject to contract.

VAT

All figures are exclusive of VAT, if applicable.

ACCOMMODATION

Property (NIA)	M ²	Ft ²
Ground Floor Sales	94	1,012
Total	94	1,012

BUSINESS RATES

Current Rateable Value: to be reassessed.

ENERGY PERFORMANCE CERTIFICATE

The EPC will be made available to interested parties on application.

VIEWINGS

All viewings should be made through the sole agents Carter Jonas 01225 747260.

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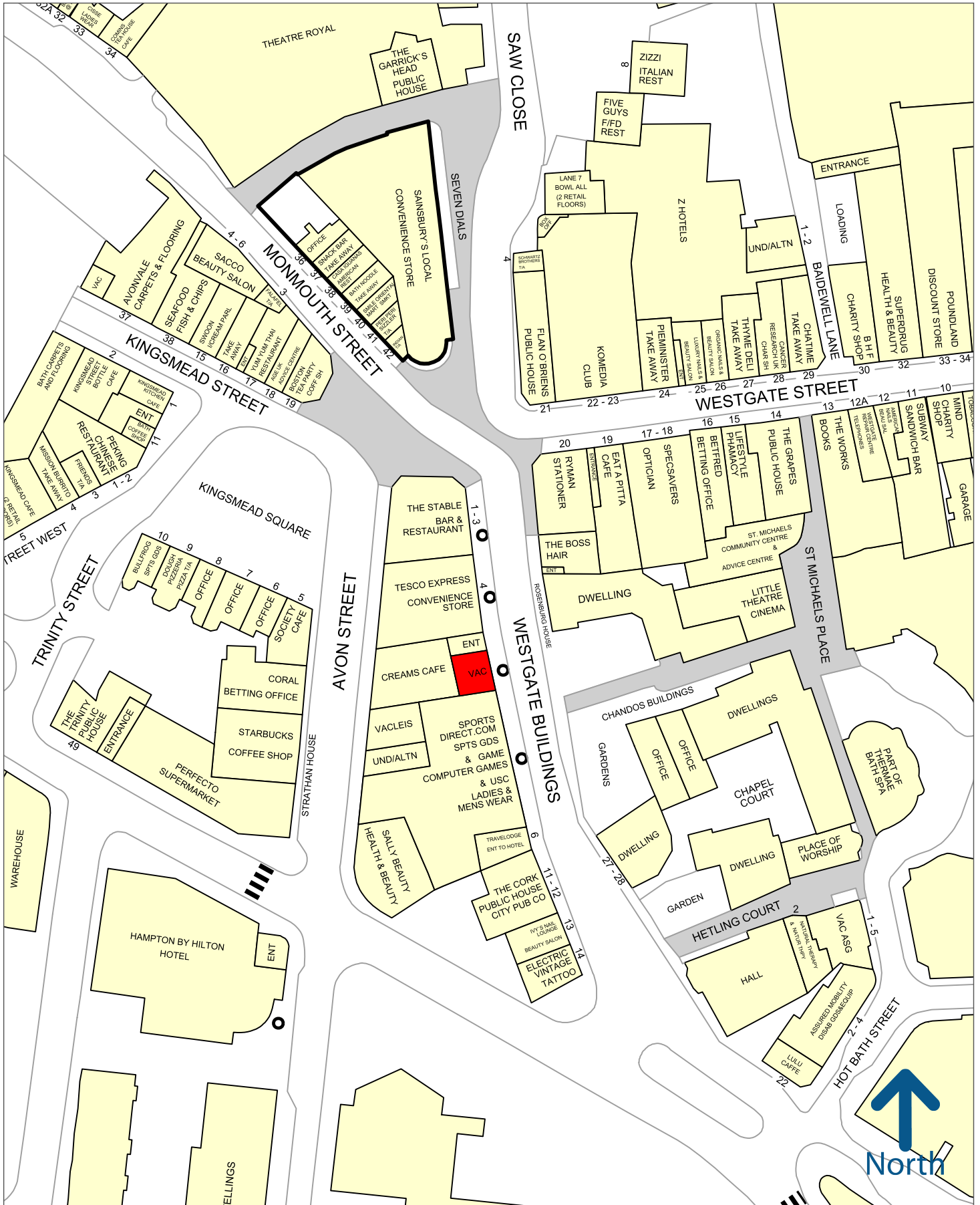
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**Carter
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50 metres

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