

BATH - 12 Northgate Street, BA1 5AS

PRIME SHOP – TO LET



LOCATION

The property is located adjacent to **Waitrose** and the Podium car park beneath, offering nearly 500 spaces. The northern end of Bath features a variety of quality independent occupiers. In addition, within the immediate vicinity are multiple occupiers such as **The White Company, Sweaty Betty, Finisterre, TK Maxx, Mint Velvet** and **Anthropologie**.

The former Post Office, diagonally opposite, at the intersection of Northgate Street and New Bond Street, has been acquired by the Council in order to relocate the Fashion Museum, which promises to create “one of the world’s great museums of fashion.”

ACCOMMODATION

The property provides the following approximate areas:

Ground Floor Sales:	284.84 sq m	3,066 sq ft
Basement Ancillary:	244.61 sq m	2,633 sq ft
First Ancillary:	30.10 sq m	324 sq ft

LEASE TERM

A new effectively full repairing and insuring lease for a term to be agreed.

RENT

£130,000 per annum exclusive of Rates, VAT and all other outgoings.

RATING

The property is assessed for rates as follows:

Rateable Value 2023:	£81,000
UBR 2023/24:	51.2p
Estimated Rates Payable:	£41,472

This information is for guidance only. Interested parties are advised to confirm with the VOA.

EPC

Rated C

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction.

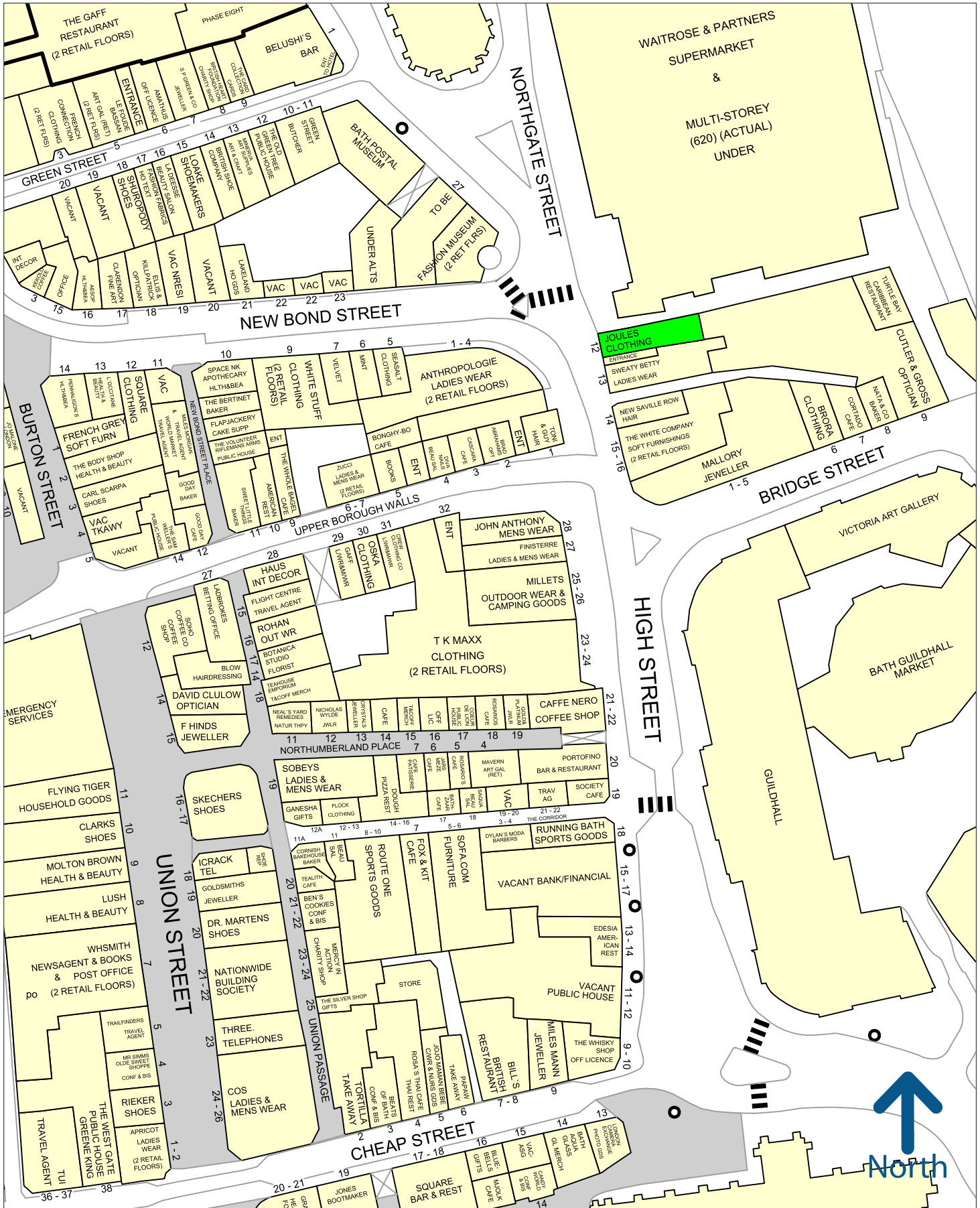
VIEWING AND FURTHER INFORMATION

All viewings should be made strictly via appointment with sole agents:

Craig Cawthorne, FMX

07811 141407

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50 metres
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