73-74, Lower Bristol Road

Bath, BA2 3BG

COOPER AND TANNER



Description

Available to let - a pair of ground floor retail units in a prominent position on Lower Bristol Road. Excellent glazed retail façade. Available on new lease terms. The premises are currently utilised as a health and wellness spa but offers scope for a variety of retail or office type E Class uses. The internal accommodation has been reconfigured with internal partitions and the two shops now occupiers as one and arranged as follows.



No. 73 – internal frontage width of 4.7m
Reception Area (13.54sqm). Hall (6.41sqm). Treatment Room (16.61sqm). Waiting Area (8.47sqm). WC (1.38sqm). Treatment Room (13sqm) including shower.

No. 74 – internal frontage width of 4.7m
Treatment Room (17.22sqm). Hallway (13sqm). Treatment Room (19.61sqm). WC (2.64sqm). Kitchen (3.45sqm).



Gross Internal Area 115.33sqm / 1,241sqft
Net Internal Area 111.31sqm / 1,198sqft

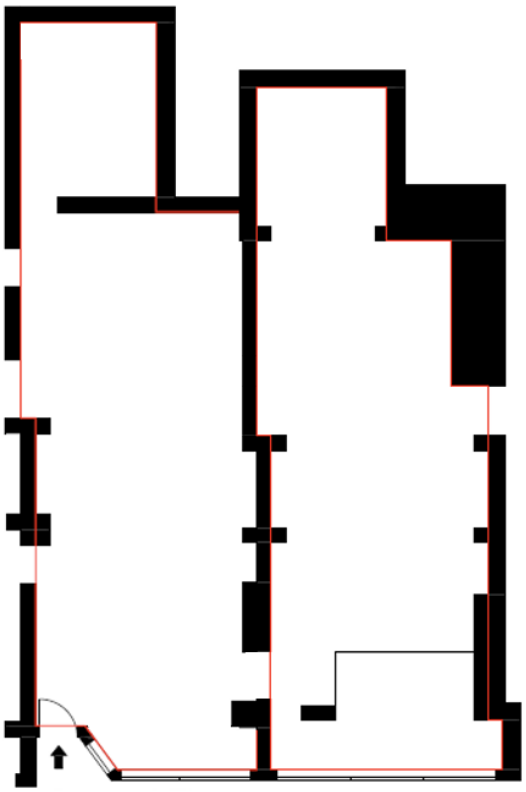
Key Highlights

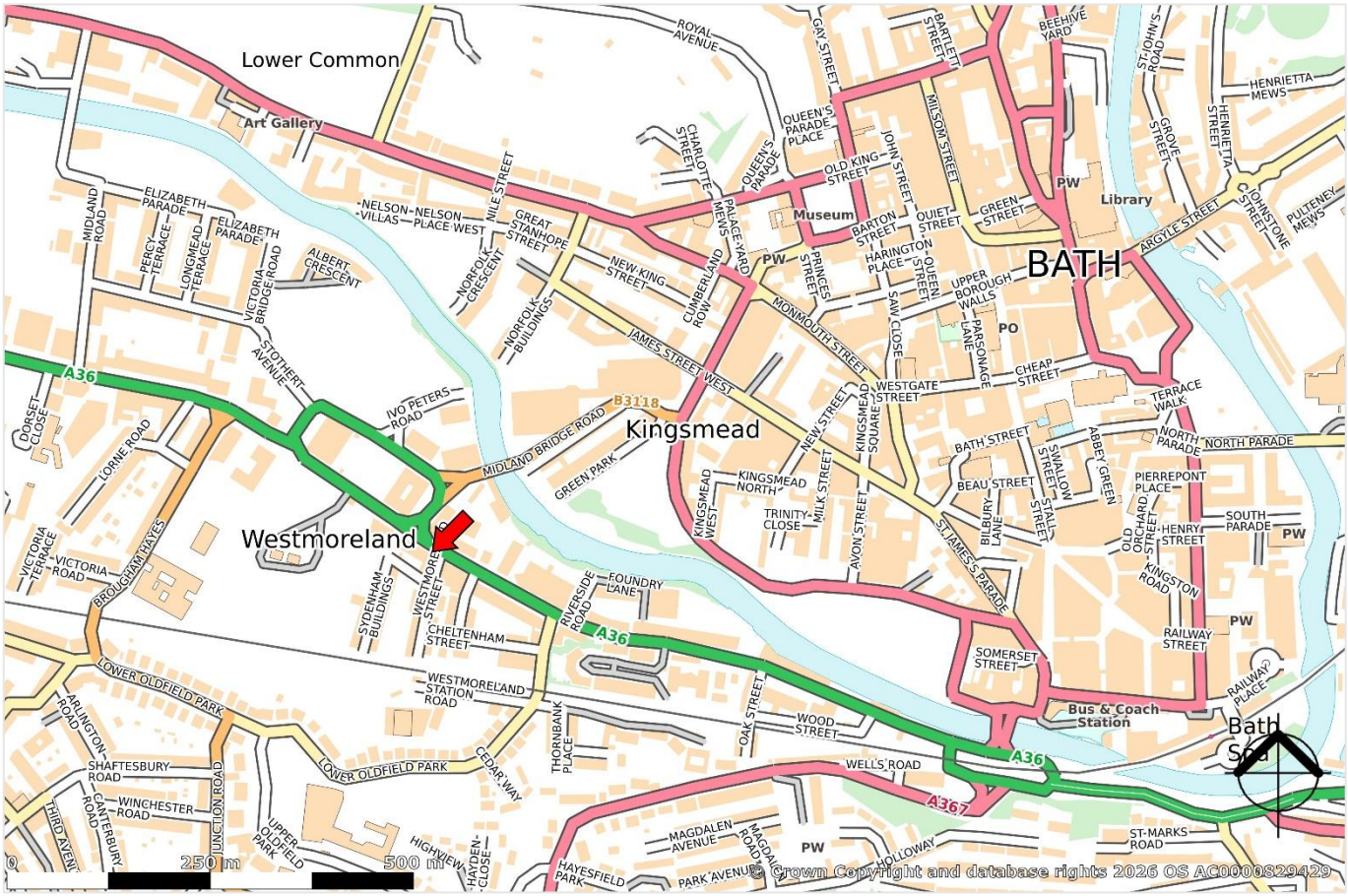
- Prominent double frontage
- Available on new lease terms
- Formerly two units enquiries considered on part

To Let £24,000pa

Indicative Floor Plate Layout Plan

(Internal partitions not plotted)





Location
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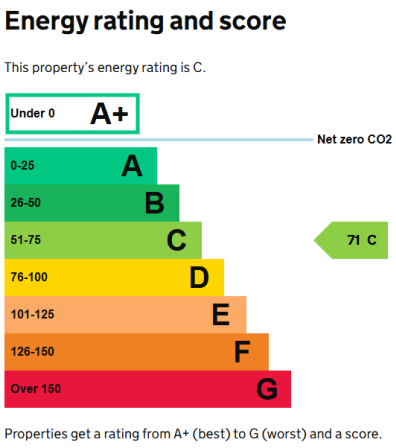
The property occupies a prominent position on Lower Bristol Road (A36), to the south-west of Bath city centre. The location benefits from excellent accessibility, with regular bus services available immediately outside the premises and Bath Spa railway station and Bath Bus Station within walking distance. The surrounding area comprises a mix of residential, retail and commercial uses, with local amenities and Sainsbury's nearby. The property is also conveniently positioned for access to Bath's wider road network and surrounding areas, making it an appealing location for a range of commercial occupiers.

Tenure / Lease Terms

Available by way of new lease to be negotiated.

- Full repairing and insuring equivalent basis
- Deposit
- Subject to references/credit checks
- Flexible on lease term duration
- Tenant breaks and upward-only reviews at sensible intervals (i.e. 3 or 5 yearly patterns) and usual conditions
- Tenant responsible for all usual outgoings.
- Lease to be Contracted Out (i.e. no automatic right to renew at lease expiry)
- Tenant to contribute towards Landlord's proper and reasonable legal costs. Minimum contribution of £500 + VAT.

Energy Performance Certificate
C (71) full copy available upon request.



Business Rates
Rateable Value: £16,250 (Shop and Premises).
Area: 165sqm

Services
We understand the unit benefits from connection to mains water and electricity. Services and appliances not tested.

Planning
Situated within Bath & Northeast Somerset Council. Parties must satisfy themselves regarding current and potential planning uses. We anticipate it to suit usual retail or office type E Class uses and understand that the previous occupier had sought change of use from retail and financial services to assembly and leisure, to establish a health and wellness centre.

Commercial Lease Code:
Prospective tenants should seek professional advice from a qualified property adviser before entering a legally binding contract. Information can be found via: www.leasingbusinesspremises.co.uk

VAT
We understand that the property is not currently elected for VAT.

Viewings
Strictly by prior appointment through:
Cooper and Tanner – 03450 34 77 58

Important Notice
These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

COMMERCIAL DEPARTMENT
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The Property Ombudsman
RICS
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