

BRIGHT COMMERCIAL PROPERTY TO RENT IN CENTRAL BATH



132a Walcot Street, Bath
(Walcot Artisan Quarter)

✓ Ideal for any business (shop, cafe,
restaurant, office, gallery)

✓ Approx. 68.75 Sq M
(740 Sq Ft)

✓ High spec large office/sales area, window display (ground).
Office/storage, kitchen & bathroom (basement)



LOCATION

This is a fantastic opportunity to locate your business in the wonderful Walcot Artisan Quarter of Bath.

132a Walcot Street is near independent businesses including Farrow & Ball, Landrace Bakery, Broadleaf and Graham & Green.

The property (now under new ownership) has previously been used as office, a shop and a restaurant.



TENANCY

132a Walcot Street is available to let for £18,000 per annum.

FLOOR AREA	(Square metres) (Square Feet)	
Ground floor office/retail area	54.63	588
Lower ground kitchen, office, toilet, storage	14.12	152
Total	68.75	740

All figure are approximate.

CLASS OF USE

Use class E

CONDITION AND DECORATION

The property is in excellent condition and recently redecorated.

RATEABLE VALUE

As of 2026, the rateable value of the property is £10,250. Small Business Non-Domestic Rating Multiplier is 0.499%. Rates payable 2026: £5,115.75. Small business rates relief may be available. We recommend interested parties make their own enquiries to Bath & North East Somerset Council (01225 477000) to verify these figures.

EPC

Energy rating: C. Source: <https://find-energy-certificate.service.gov.uk>

LEGAL COSTS

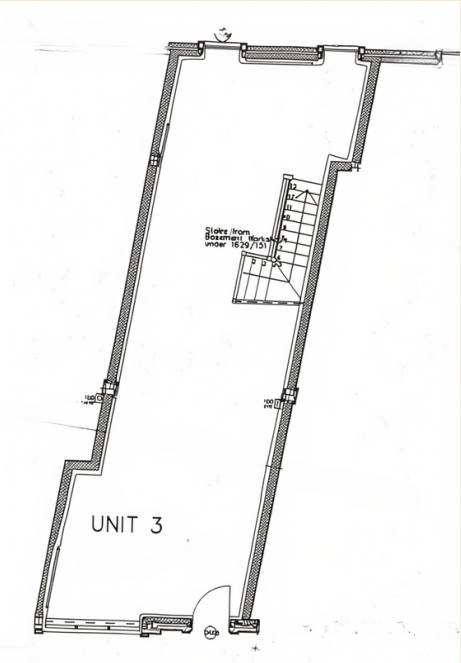
Each party is responsible for their own legal and professional fees incurred in any transaction.

FEATURES

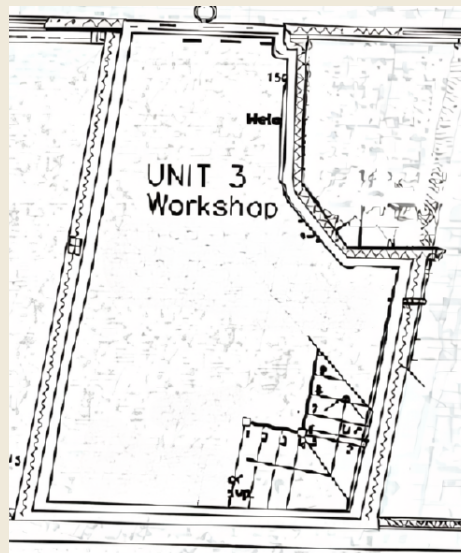
The property features a large open plan ground floor with prominent display sales window and glass-fronted door and a light and airy lower ground floor space with kitchen, office /storage area and WC. There is a large rear door for additional access.

SERVICE CHARGE

The tenant will be required to pay an annual service charge

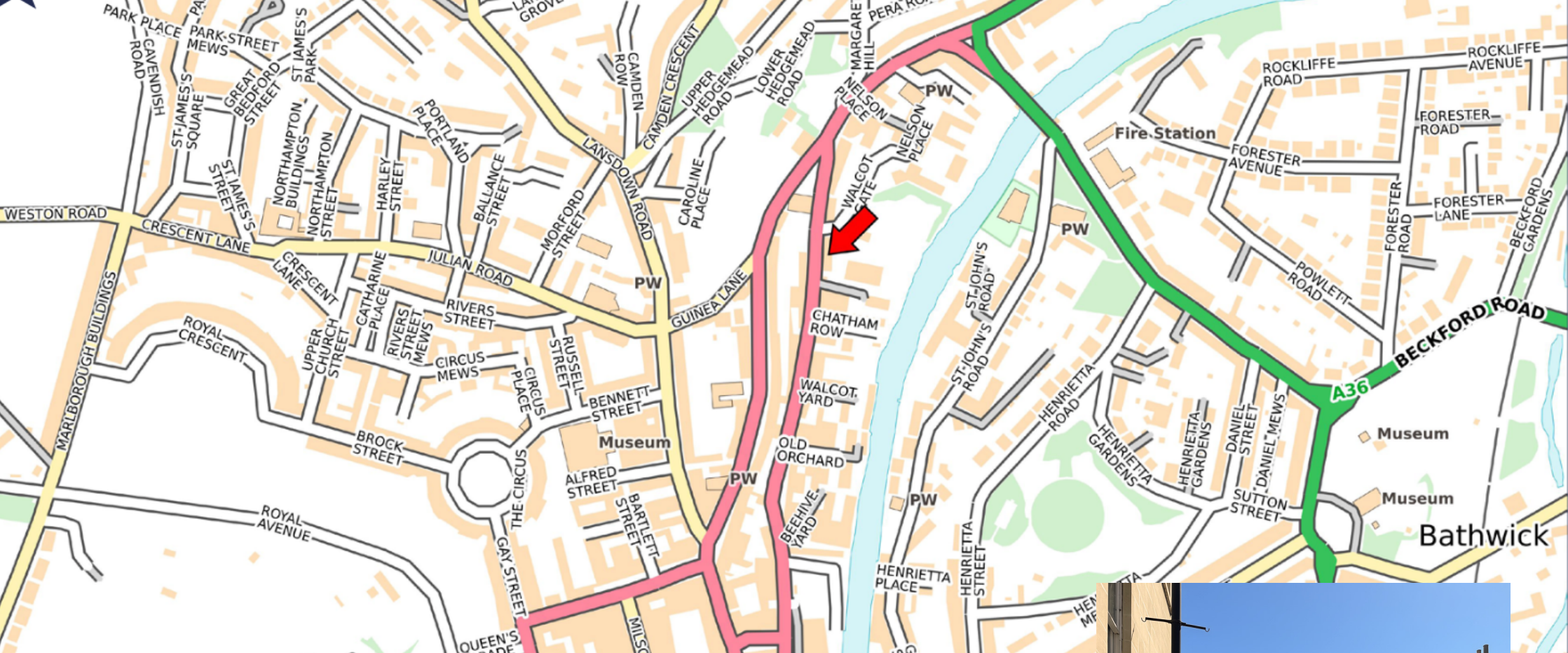


Ground Floor



Basement

Drawings are indicative for convenience purposes only and not to size (basement doesn't show bathroom or kitchen in this plan).



SUBJECT TO CONTRACT

INTERESTED?

If you are interested, or would like to view, please contact James or Suzi:

Email: walcotstreet132a@hotmail.com (if you email, please text as well in case it goes to spam)

Telephone: 07974978667 or 07799 358 408

IMPORTANT INFORMATION

This document is not an offer or contract and no representation or warranty is made. All arrangements are subject to contract between the parties, and any interested parties should verify all information that they wish to rely on in relation to the property, its condition, its value or any other information contained in this document. The plans are not to scale and areas are approximate. There has been no survey, or testing of services, appliances or fittings at the property. Images were taken at a point in time and have not been updated, and are not comprehensive.





CORKAGE

CORKAGE
WALCOTT ST

WINE SHOP

SMALL PLATES
RESTAURANT

WINE BAR

SMALL PLATES

CRAB	£10 ⁰⁰	MIMMENDIN	£8 ⁰⁰
MACKEREL	£7 ⁰⁰	LEEKES	£7 ⁰⁰
PLAICE	£12 ⁰⁰	BEETROOT	£7 ⁰⁰
FOCACCIA	£4 ⁰⁰	LAMB	£11 ⁰⁰
BRIE	£7 ⁰⁰	PORK BELLY	£12 ⁰⁰
CAVENDISH	£5 ⁰⁰	BEEF	£12 ⁰⁰
		GRUBS	£8 ⁰⁰

132A

CORKAGE

WINNER

WINNER

WINNER

WALCOTT ST

