



**3 BEAU STREET, BATH, BA1 1QY**

**TOTAL SALES SPACE - APPROXIMATELY 537 SQFT (49.89 SQM)**

**LOCATION**

Beau Street is located at the southern end of prime Stall Street with close proximity to SouthGate shopping centre. Beau Street links Stall Street with Hetling Court and Hot Bath Street and benefits from steady footfall from the Bath Thermae Spa and the Gainsborough Hotel.

There is a mixture of uses within close proximity to the property including Café Nero, Tesco, Vodafone, Kokoro, Schuh, Bath Thermae Spa, Fly Fitness Boutique Gym and the 5\* Gainsborough Hotel. Car parking is available at a number of sites nearby, including the SouthGate car park and Avon Street car park.

Kingsmead Square and the Kingsmead Leisure complex are also within close proximity and holds the Odeon cinema, Premier Inn and JD Weatherspoon's.

**DESCRIPTION**

The mid-terraced Grade II Listed property is arranged over basement and ground floors. The ground floor is open plan with a traditional frontage onto Beau Street. The basement also offers open plan ancillary space along with a W/C.

The space is mainly open plan and has the ability to be used for a variety of uses.

**TENURE**

The premises are available by way of a new lease on terms to be agreed on an effective full repairing and insuring Lease.

**RENT**

£27,500 per annum , subject to contract.

**VAT**

All figures are exclusive of VAT, if applicable.

**ACCOMMODATION**

Property (NIA)	M <sup>2</sup>	Ft <sup>2</sup>
Basement Ancillary	37.07	399
Ground Floor Sales	49.89	537
<b>Total</b>	<b>86.96</b>	<b>936</b>

**BUSINESS RATES**

Current Rateable Value: £19,250

**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.

**CONTACT :**

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Carter Jonas LLP

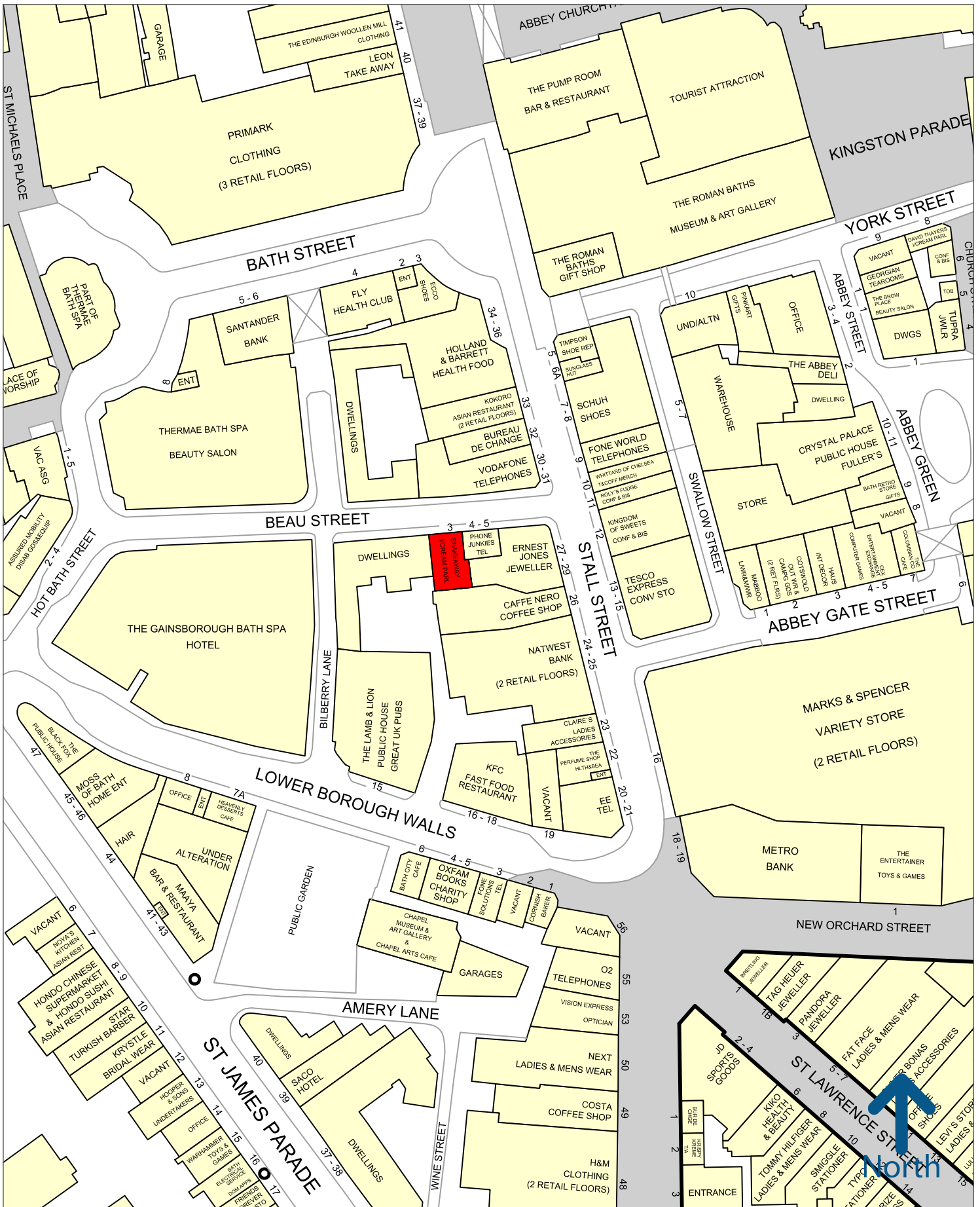
5 & 6 Wood Street, Bath, BA1

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**IMPORTANT INFORMATION**

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50 metres

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