

1 Queen Street (GF)

Bath, BA1 1HE

COOPER
AND
TANNER



Description

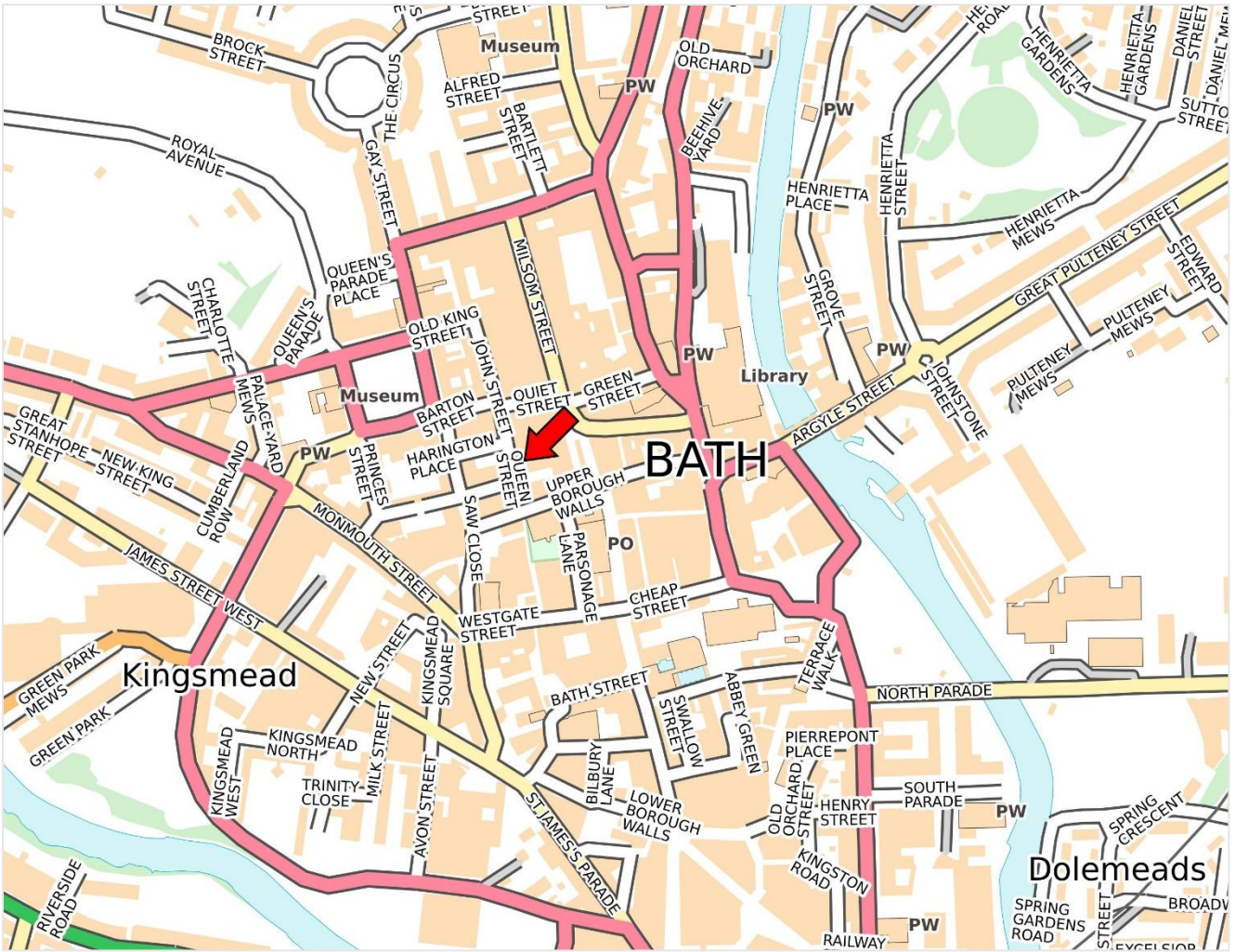
A dual fronted retail unit within an attractive C18 gate house building of typical ashlar building with timber retail frontages. Well suited to either a retailer, office-based user or other similar E class type occupier.

The accommodation is arranged over ground and basement. Access from Trim Street steps up into the Retail area (17.94sqm) and, at basement level, Storeroom (13.03sqm), Kitchenette (1.76sqm), Hallway (3sqm), WC.

- Available to let on new lease terms
- Net internal area of **35.73sqm /365sqft**
- Central location

Situated on the corner of Trim Street and Queen Street within Bath city centre. A short walk from Bath's bus and train station and Charlotte Street public car park. **W3W - ///fire.fever.glass**

Available To Let from May 2026 - £12,000pa



1 Queen Street, Bath, BA1 1HE

Local Council: Bath and North East Somerset Council.

Business Rates: £11,750 Rateable Value (not rates payable). Interested parties should make their own investigations into rate reliefs.

Lease Terms: The asking rent is predicated on a lease on broadly the following terms:

- Available on a new lease to be negotiated
- Minimum term of 3 years
- Full Repairing & Insuring basis equivalent
- 3 Yearly upward only Rent Reviews
- To be excluded from the provisions of the Landlord & Tenant Act 1954 Sections 24-28 inclusive
- 3 months' rent deposit
- Tenant shall contribute £350 plus VAT towards Landlord's legal fees in preparation of the lease.

Service Charge: No service charge currently payable.

Services: Mains water, electricity and drainage.

VAT: VAT is not payable on the rent at the current rate.

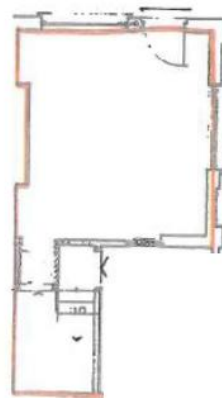
Planning: Parties must satisfy themselves with regard to existing and proposed uses. Grade II listed building. Bath World Heritage Site.

EPC: Currently awaited.

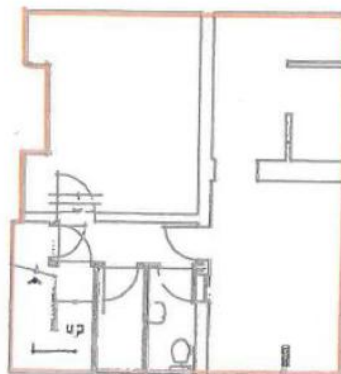
Commercial Lease Code: The Code of Practice on Commercial Leases in England and Wales recommends that prospective tenants should seek professional advice from a qualified property adviser before entering a legally binding contract. Copy of the code is available via: <http://www.leasingbusinesspremises.co.uk>

Viewings: By appointment only through the sole agents **Cooper and Tanner 1908 Limited – 03450 34 77 58**

What3Words Location: [///fire.fever.glass](http://fire.fever.glass)



Ground Floor



Basement

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

Cooper and Tanner Commercial Team

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