



CSquared

TO LET

146 Walcot Street, Bath, BA1 5BL





TO LET

Class E Unit to Let

- Class E
(Retail / Café / Office / Studio Use)
- Prominent glazed frontage with excellent display
- Located in Bath's established Walcot Street Artisan Quarter
- Private rear garden
(potential outdoor seating, STP)
- Character end-terrace period property
- Ground and first floor accommodation

LOCATION

Bath is a city renowned for its attractive architecture, unique retail offering & world heritage status. Bath and North-East Somerset has a residential population of 193,400 and annual visitor numbers exceeding 6 million, according to the last Visitor Impact Report 2018. Bath is served by excellent transport infrastructure, junction 18 of the M4 being just 10 miles to the north via the A46. Train journeys to Bristol are just 12 minutes, with travel to London Paddington approximately 1 hour 20 minutes.

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SITUATION

The property is situated on Walcot Street, Bath's popular Artisan Quarter. Situated at the northern end and on the eastern side of Walcot Street, approximately 100 yards from London road and 0.3 miles north-east of Bath City Centre. There is limited short-stay pay & display parking along the street.

Nearby commercial occupiers include Farrow & Ball, Taylors Bagels and Broadleaf Timber to name a few.

DESCRIPTION

146 Walcot Street is an attractive end-terrace property providing retail or office accommodation over the ground and first floors.

The property benefits from an attractive glazed shopfront with a prominent display window, providing good natural light and excellent visibility. A tea point is located beneath the staircase on the ground floor, with a WC situated on the half landing serving the first floor.

To the rear is a private garden area which offers potential for outdoor seating, subject to any necessary consents.

The premises would suit a range of retail or office occupiers requiring good frontage and window display in a character building.



ACCOMMODATION

The property benefits from the following Net Internal Floor Areas:-

Ground Floor	29.64 Sq M	319 Sq Ft
First Floor	27.87 Sq M	300 Sq Ft
Total NIA	57.51 Sq M	619 Sq Ft

All figures taken in accordance with the Code of Measuring Practice 6th Edition

TENURE

The premises are available to let by way of a new full repairing and insuring lease, terms to be agreed.

USE CLASS

Suitable for a variety of uses including retail, café, wine bar (where applicable), showroom, studio, or office use, within Class E of the Town and Country Planning (Use Classes) Order 2020.

RENT

£18,000 per annum, exclusive.

EPC

Property has an EPC rating of E 116.

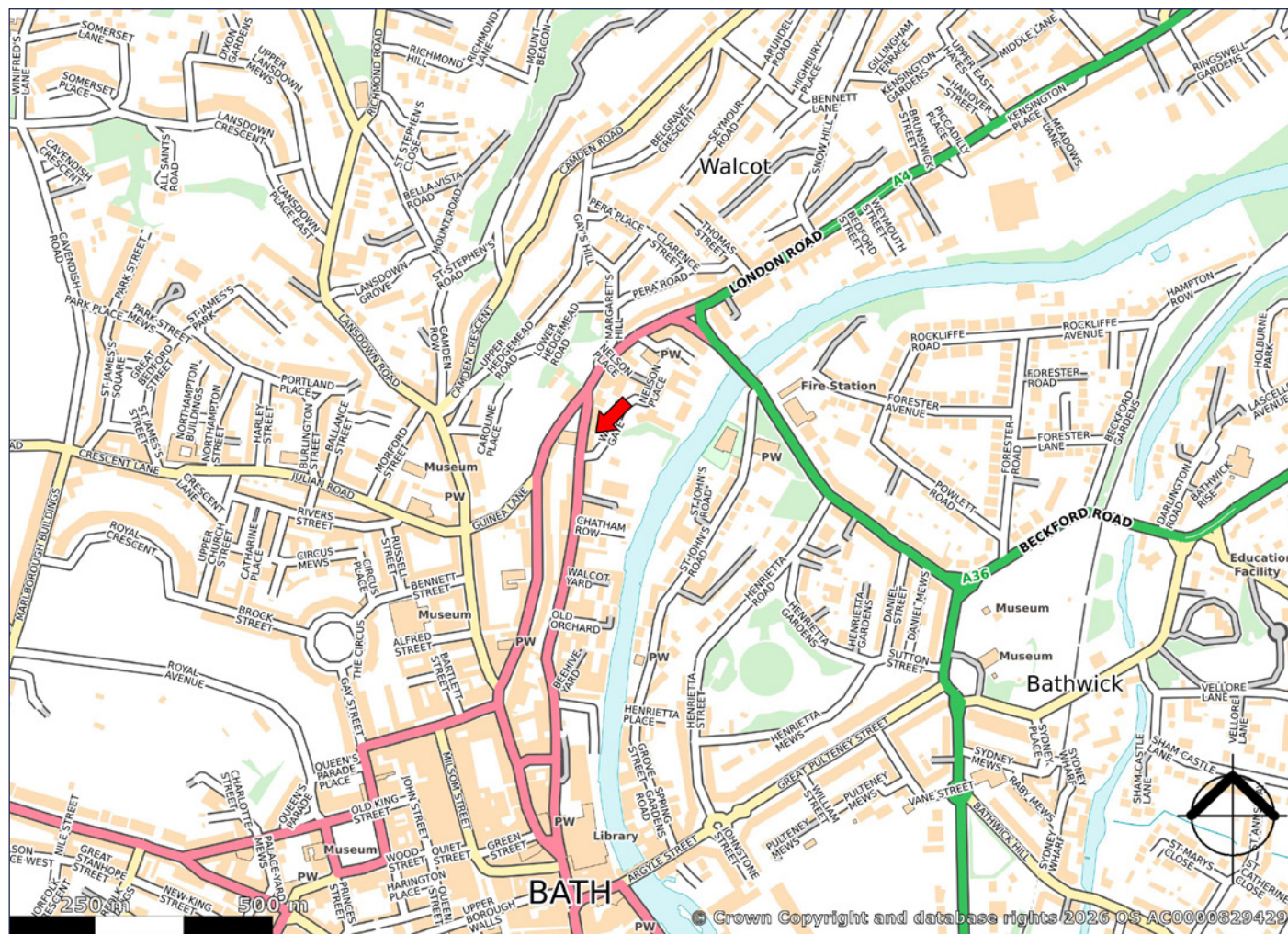
RATING ASSESSMENT

Rateable Value	£12,750
UBR (2026)	0.382
Rates Payable	£4,870.50

Rates payable subject to small business rate relief eligibility.

We recommend any interested parties make their own enquiries to Bath & North East Somerset Council (01225 477000) to verify these figures.





LEGAL COSTS

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

ANTI-MONEY LAUNDERING

The tenant will be required to provide identity documentation to comply with UK Anti-Money laundering legislation at the point of agreeing heads of terms.

FURTHER INFORMATION

For further information or to arrange in inspection, please contact the sole agents at CSquared.

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