CLASS E OPPORTUNITY BATH 2 MILSOM STREET

REDUCED QUOTING RENT



Description

The property is located at the southern end of Milsom Street close to the junction with Old Bond Street. Retailers in close proximity to the subject premises include Kiehl's, Waterstones, Ted Baker, Hobbs, The Kooples, The Ivy, Whistles, Gieves & Hawkes, Gap and Russell & Bromley.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground and basement floors. Approximate areas as follows:

Ground Floor Sales	676 sq. ft.	(62.80 sq. m)
Basement Ancillary	431 sq. ft.	(40.04 sq. m)

Lease

A new full repairing and insuring lease is available for a term to be agreed.

Rent

£72,500

per annum exclusive.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£71,000
UBR (24/25)	0.546p

All parties are to advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of D 98. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly via joint letting agents, **Green & Partners**, contacting:

Mike Willoughby 07810 480291

mike.willoughby@greenpartners.co.uk

Or, Fawcett Mead, contacting:

Craig Cawthorne

0117 973 2502

craig@fawcettmead.co.uk

Subject to Contract

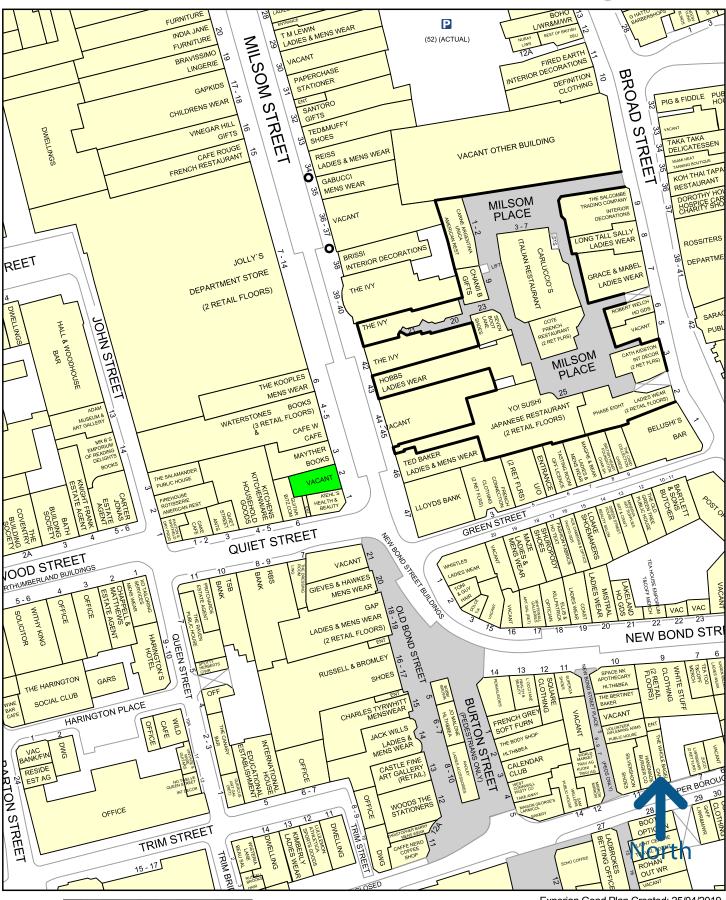


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Experian Goad Plan Created: 25/04/2019 Created By: Green and Partners

Map data

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50 metres

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Bath