

# 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:

<b>Ground Floor Sales</b>	676 sq. ft.	(62.80 sq. m)
<b>Basement Ancillary</b>	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:

<b>Rateable Value</b>	£71,000
<b>UBR (24/25)</b>	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

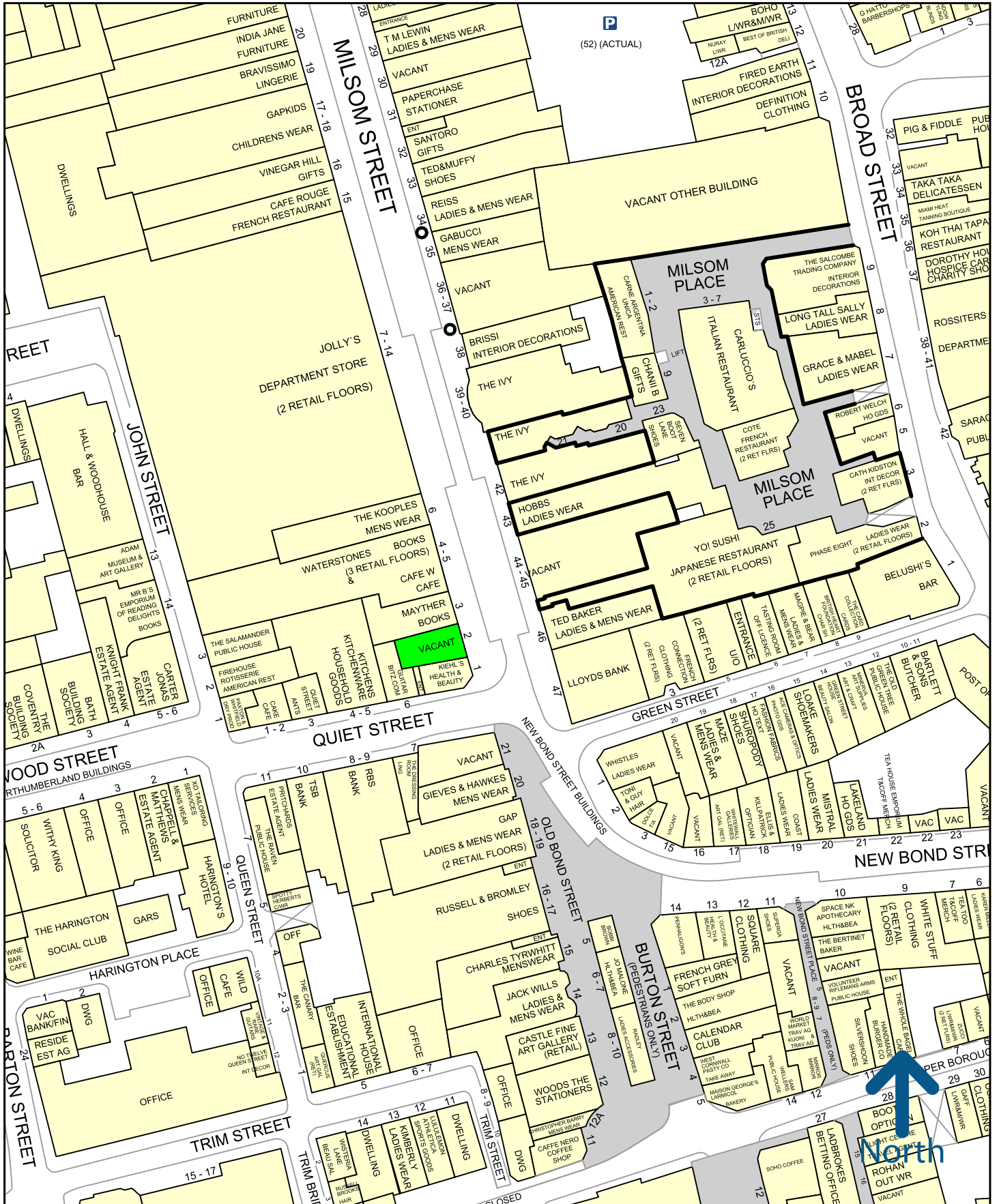
Strictly via joint letting agents, **Green & Partners**, contacting:

**Mike Willoughby**      **07810 480291**  
[mike.willoughby@greenpartners.co.uk](mailto:mike.willoughby@greenpartners.co.uk)

Or, **Fawcett Mead**, contacting:

**Craig Cawthorne**      **0117 973 2502**  
[craig@fawcettmead.co.uk](mailto:craig@fawcettmead.co.uk)

*Subject to Contract*



50 metres

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

