# CLASS E OPPORTUNITY BATH 3 MILSOM STREET

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, providing the following areas:

Ground Floor	900 sq. ft.	(83.61 sq. m)
Basement	804 sq. ft.	(74.69 sq. m)

#### Lease

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

#### Rent

£75,000 per annum exclusive.



#### **Business Rates**

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

Rateable Value	£73,000
UBR (23/24)	0.512p

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

## **EPC**

An EPC has been commissioned. 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 appointment through joint letting agents, **Green & Partners**, contacting:

Abi Stoyle 07375 625623 abi.stoyle@greenpartners.co.uk

Mike Willoughby07810 480291mike.willoughby@greenpartners.co.uk

Or, Fawcett Mead, contacting:

Craig Cawthorne 0117 973 2502 craig@fawcettmead.co.uk

# Subject to Contract



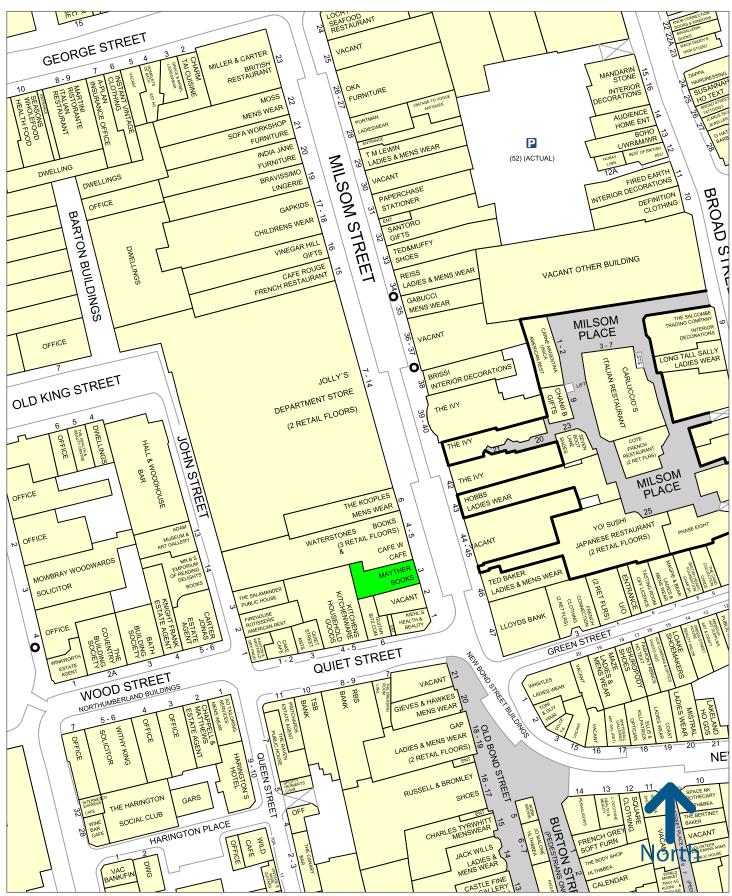
020 7659 4848 | info@greenpartners.co.uk | greenandpartners.co.uk

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