



25-26 High Street

Bath, BA1 5AJ

## Prominent Retail Unit in Bath City Centre

**3,273 sq ft**

(304.07 sq m)

- Excellent trading position
- Ground and First Floor Sales
- Nearby occupiers include Finisterre, TK Maxx, The White Company, Sweaty Betty, Caffe Nero & Waitrose

**Summary**

<b>Available Size</b>	3,273 sq ft
<b>Rent</b>	£140,000 per annum exclusive
<b>Rates Payable</b>	£40,800 per annum
<b>Rateable Value</b>	£85,000
<b>Service Charge</b>	£10,207.99 per annum (YE 2026)
<b>VAT</b>	All figures are quoted exclusive of VAT.
<b>EPC Rating</b>	C

**Description**

The property comprises a retail premises that benefits from sales on both ground and first floors with further ancillary also at first floor. The unit forms part of Northgate House, which is occupied by SPACES serviced offices on the second and third floors of the building.

**Location**

Bath is a stunning historic city and a designated UNESCO World Heritage Site, renowned for its rich heritage and vibrant cultural offering. As one of the UK’s leading tourist destinations, it features iconic attractions such as the Roman Baths, The Pump Room, and its celebrated Georgian architecture. With a population in excess of 90,000, Bath’s compact and walkable centre offers an extensive mix of cafés, restaurants, and retail amenities. The city also benefits from a strong year-round visitor economy and is widely regarded as one of the South West’s premier shopping and leisure destinations

The unit occupies an excellent trading position adjacent to TK Maxx and Finisterre, and close to a strong retail line-up including Anthropologie, Cotswold Outdoor, Sweaty Betty, and The White Company.

**Accommodation**

The accommodation comprises the following approximate areas:

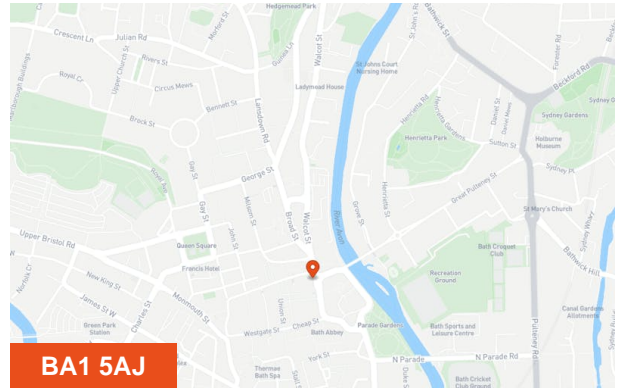
Name	sq ft	sq m
Ground - Sales	1,921	178.47
1st - Sales	1,129	104.89
1st - Ancillary	223	20.72
<b>Total</b>	<b>3,273</b>	<b>304.08</b>

**Terms**

A new lease for a term of years to be agreed.

**Legal Costs**

Each party to bear their own legal costs incurred in the transaction.



**Viewing & Further Information**

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