



**19 Union Street**

Bath, BA1 1RS

## **Retail unit to let**

**3,380 sq ft**

(314.01 sq m)

- Prime location in Bath
- Immediately adjacent to Dr Martens and in close proximity to WHSmith, Lush, Clarks, Molton Brown, Cos and Three
- Class E range of uses considered
- Available September 2023

## Summary

<b>Available Size</b>	3,380 sq ft
<b>Rent</b>	£110,000 per annum
<b>Rates Payable</b>	£49,152 per annum
<b>Rateable Value</b>	£96,000
<b>Legal Fees</b>	Each party is to be responsible for their own legal costs incurred in the transaction
<b>EPC Rating</b>	D (80)

## Location

Bath is the largest city in Somerset with a resident population of approximately 109,500 people. In addition, the city's two universities host a thriving population of over 20,000 and attract students from all around the world. Bath's natural beauty and rich cultural heritage make it a consistently popular tourist destination with over 6 million yearly visitors.

Bath's bustling retail landscape offers an impressive combination of food and drink, spa and wellness and shopping. The subject premises are situated on Union Street, which operates as a core component of the city's prime retail offering and offers a diverse collection of multinational and independent occupiers. The subject premises are immediately adjacent to Dr Martens, and other nearby occupiers include WHSmith, Clarks, Lush, Three, Cos and Molton Brown.

## Description

The property is a terraced commercial building arranged over basement, ground, first, second and third floors. The demise offers sales ground floor and storage, and back office and staff accommodation on the upper floors. The basement is not used and is accessed via a trap door.

## Accommodation

The accommodation comprises the following approximate areas:

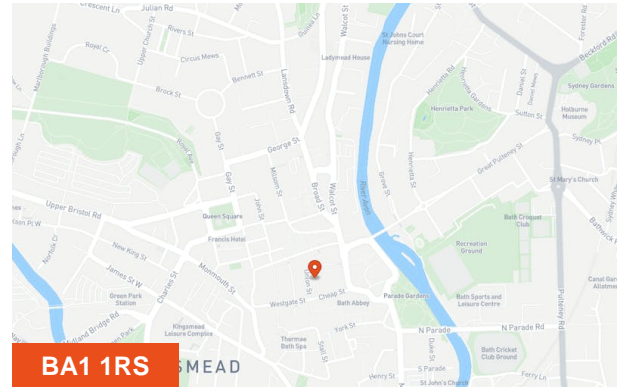
Description	sq ft	sq m
Ground Floor Sales	1,086	100.89
Basement	528	49.05
First Floor	969	90.02
Second Floor	269	24.99
Third Floor	528	49.05
<b>Total</b>	<b>3,380</b>	<b>314</b>

## Terms

The property is offered by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

## Money Laundering Regulations

Under new Anti-Money Laundering legislation Hartnell Taylor Cook are obliged to verify the identity of proposed tenants once a letting has been agreed. An AML form will need to be completed by proposed tenants once terms are agreed.



## Viewing & Further Information

### Richard Saunders

07825 382835

richard.saunders@htc.uk.com

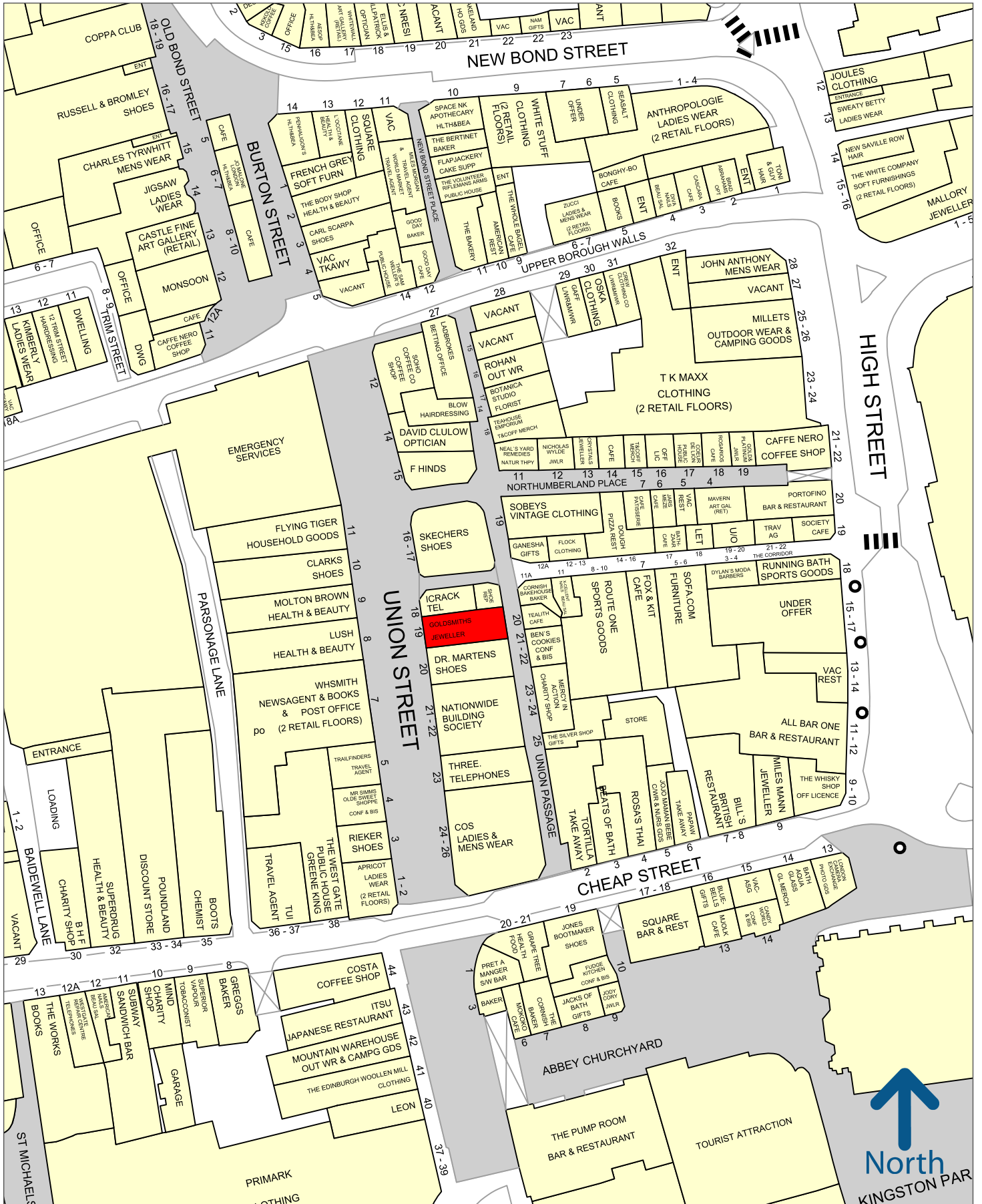
### Rebecca Harries

07549 120664

rebecca.harries@htc.uk.com

### Adam Rawcliffe (Jackson Criss)

020 7637 7100



50 metres

Copyright and confidentiality Experian, 2022. © Crown copyright and database rights 2022. OS 100019885



Experian Goad Plan Created: 04/05/2023  
Created By: Hartnell Taylor Cook LLP

For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011