



## 19 UNION STREET, BATH

- The subject property is situated on Union Street in Bath.
- The unit is immediately adjacent to Dr Martens and other nearby retailers include W H Smith, Clarks, Lush, Cos, Three and Molton Brown.
- Under the new E Use Class the property could be used as a shop, café, restaurant, nursery or gym without the need for a planning application.

## NEW LEASE OPPORTUNITY

### TERMS

New effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upwards only rent reviews.

### EPC

This property's current energy rating is D

### RENT

£110,000 pax

### RATEABLE VALUE

£96,000  
(2023 Assessment)

### FLOOR AREAS SQ FT / SQ M

Ground Floor:	1,086	101
Basement:	528	40
First Floor:	969	90
Second Floor:	269	25
Third Floor:	528	49

### SUBJECT TO CONTRACT

### SUBJECT TO VACANT POSSESSION

IMPORTANT NOTICE Jackson Criss, their clients and any joint agents give notice that 1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



# JACKSON CRISS

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# 19 UNION STREET, BATH BA1 1RS

## NEW LEASE OPPORTUNITY



### Money Laundering Regulations

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed

Clarks

WHSmith

COS

LUSH



MOLTON  
BROWN  
LONDON

## JACKSON CRISS

### VIEWING

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