

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.

RENT

£110,000 pax

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	1,9

EPC

This property's current energy rating is D

RATEABLE VALUE £96,000 (2023 Assessment)

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 f guidance only and are not necessarily comprehensive It should not be assumed that the property has all necessary planning, building regulation or



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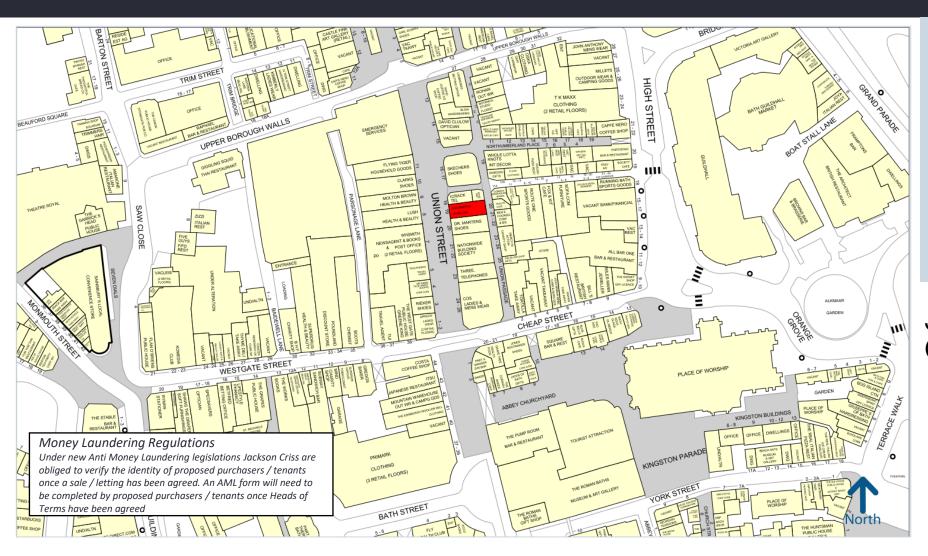
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19 UNION STREET, BATH

- 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.

19 UNION STREET, BATH BA1 1RS

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LUSH



MOLTON BROWN

JACKSON CRISS

VIEWING

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