

TO LET

BATH

17 Union Passage



Key Highlights

- Situated parallel to Union Street in the heart of historic Bath's retail core.
- The premises benefit from good pedestrian flow down the picturesque Georgian backstreet.
- Nearby retailers include **Neals Yard Remedies, Crew, Gaff Clothing, Skechers**.
- Recently refurbished premises are arranged over ground and first floor with plenty of ancillary space. W/C and kitchen facilities are located on the first floor. The property benefits from high ceilings and rear loading access.
- The property is one of a few that are not Listed in Bath

SAVILLS BRISTOL

Embassy House, Queens Avenue
Bristol, BS8 1SB

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Accommodation

The premises offer the following approximate net internal floor areas:

Ground Floor	68.2 sq m	735 sq ft
First Floor	67.8 sq m	730 sq ft

Rent

£27,500 pax

Tenure

Available by way of a new full repairing and insuring lease, on terms to be agreed.

Rates

Rateable Value: £45,750
 UBR : 49.9

(Interested parties are advised to make enquiries with the Local Authority.)

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC Rating

Band E (103)

Further Information & Viewing

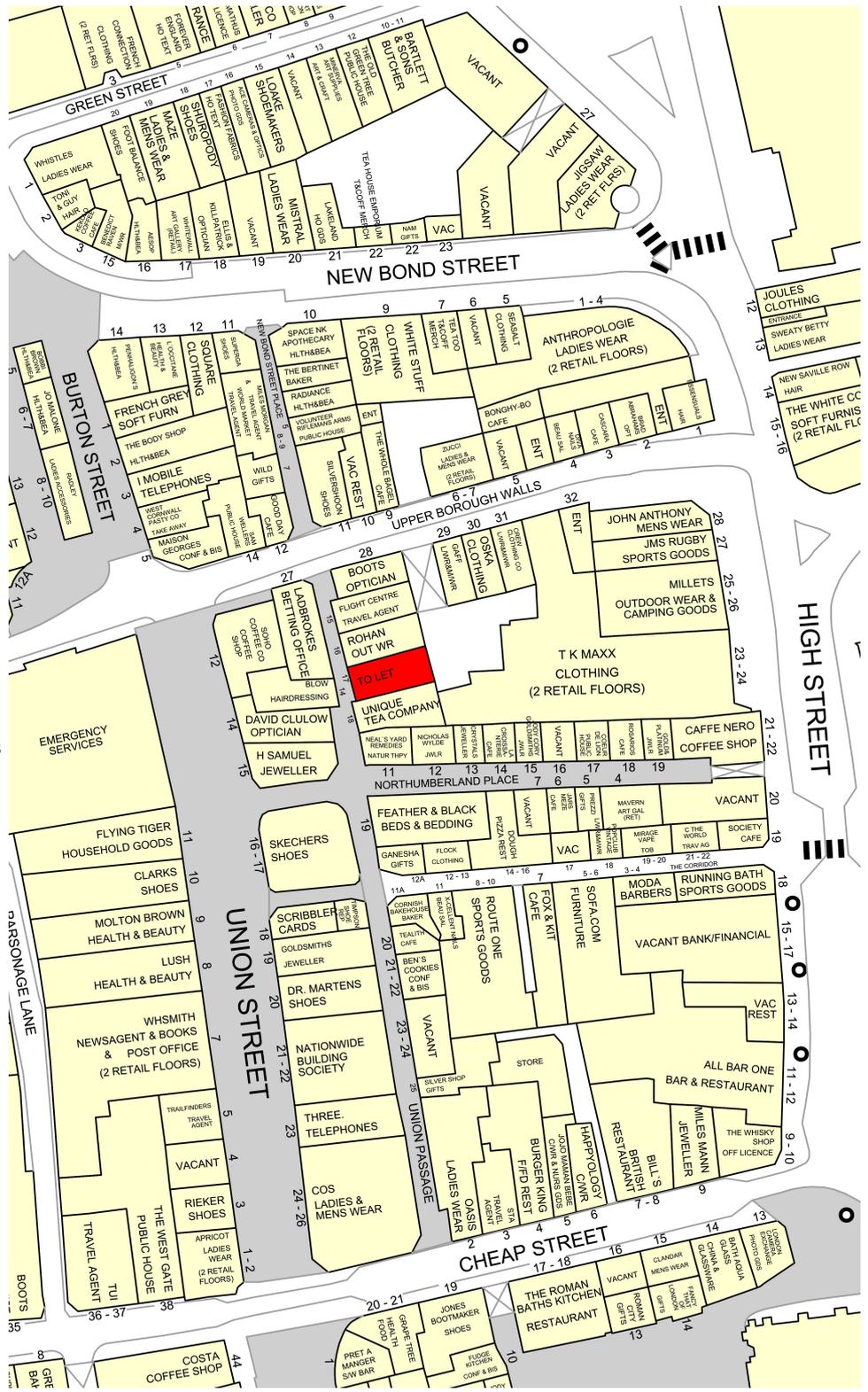
Upon request and by appointment

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