

COMMERCIAL PROPERTY TO LET IN CENTRAL BATH

Crystals GALLERY



14a Margaret's Buildings,
Bath BA1 2LP

Ideal for retail, office,
professional, gallery, café...

Approx. 47.24 Sq M
(508 Sq Ft)

High tourist footfall and
affluent central location

High spec with large sales
area and window display.

This is a fantastic opportunity to base your business in a versatile ground floor commercial property in an attractive building in affluent central Bath.

The property is located on Margaret's Buildings, a pedestrianised street with heavy tourist and affluent footfall. Nestled between the Royal Crescent and the King's Circus, Margaret's Buildings is on the Bath tourist trail and represents a significant opportunity for the right business. Local residents are affluent, and for the right business would form an ideal clientèle.

Social Grade

AB - Higher and intermediate managerial, administrative, or professional positions	43
C1 - Supervisory, clerical, and junior managerial/administrative/professional positions	53
C2 - Skilled manual workers	9
DE - Semi-skilled and unskilled manual workers; those on state benefit/unemployed, & lowest grade workers	7
Total	112

Source: StreetCheck, 13 September 2018¹

Margaret's Buildings has a wide array of boutique businesses including the Greenbird Café, Rustico Bistro Italiano, Red Rag Gallery, Gallery Nine, Jonathan Potter, a jewellers, Figo hair dressing salon, beauty salon, a bookstore... Like other businesses, you may be able to have outdoor seating.

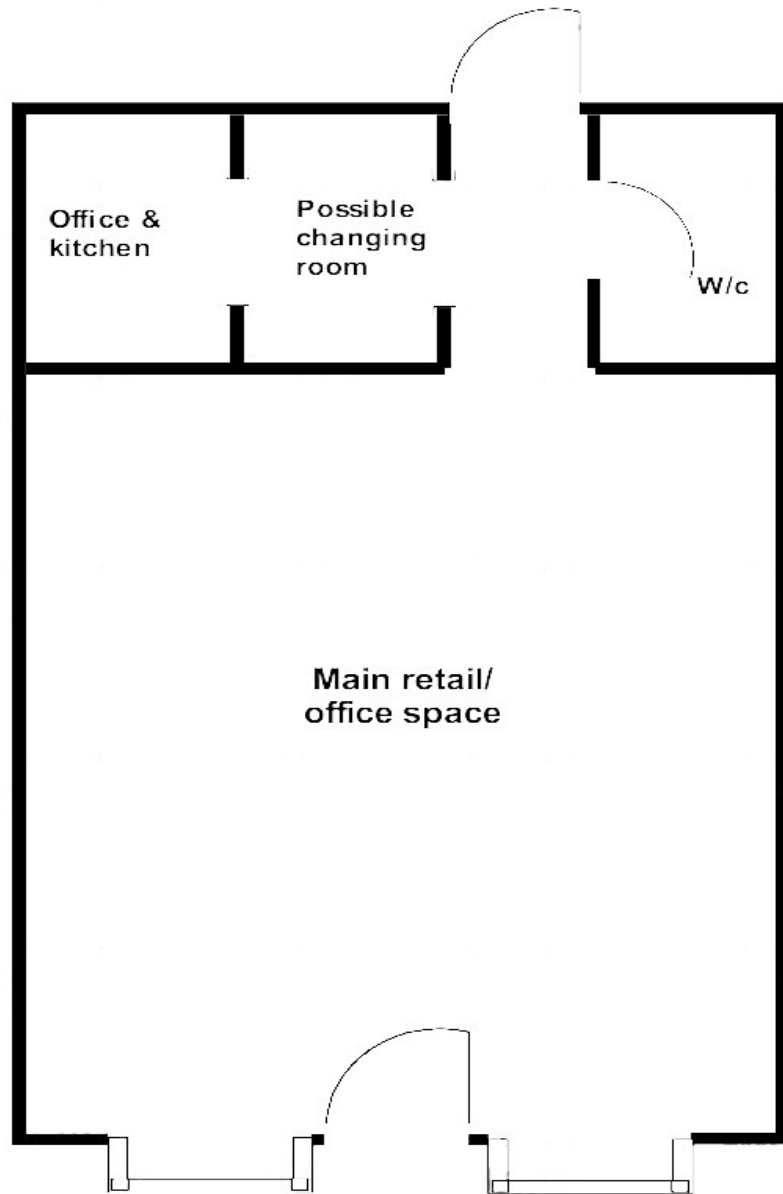
The property is used as a high spec gallery/shop, and could be used² for sales, professional, office, café or a host of other possibilities. A kitchen, office and W/C at the rear gives flexibility. It may be possible to arrange lock-up parking or storage next to the property for early birds.



¹ Social grade approximations are derived from an algorithm created by the Market Research Society, and the numbers are notional only (intended to show proportions).

² Subject to planning permission

Vehicle access to the rear



Entrance from Margaret's Buildings

This is an indicative drawing for convenience purposes only.

TENANCY

14a Margaret's Buildings will be available to let on a new full repairing and insuring lease from 25 January 2019 at a rent of £16,000 + VAT per annum.

FLOOR AREA

	(Square metres)	(Square Feet)
Ground floor retail area	40.34	434
Ground floor kitchen, office, toilet	6.90	74
Total ground floor	47.24	508

All figure are approximate.

CLASS OF USE

Use class A1 (shops). Change of use to A2 (financial and professional services), A3 (restaurants and cafés) or D2 (assembly and leisure) could be contemplated and would not require planning permission.

CONDITION AND DECORATION

The property is in good condition and due to be decorated by the outgoing tenant. It may be possible that the outgoing tenant decorates inside and outside to your preference.

LOCK-UP PARKING / STORAGE OF STOCK

It may be possible to arrange lock-up parking / supplemental storage behind the property by separate agreement.

RATEABLE VALUE³

As at 14 September 2018, the rateable value of the property is £14,250. Small Business Non Domestic Rating Multiplier for 2018/19 is 0.480%. Rates payable 2018/19: £6,840.

EPC

Available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal and professional fees incurred in any transaction.

³ Any interested parties should make their own enquiries to Bath & North East Somerset Council (01225 477000) to verify these figures.



SUBJECT TO CONTRACT

INTERESTED?

If you are interested, contact The Online Letting Agents Ltd quoting reference 004985:-

- Email: sales@theonlinelettingagents.co.uk

- Telephone: [03300883973](tel:03300883973)

IMPORTANT INFORMATION

This document is not an offer or contract and no representation or warranty is made. All arrangements are subject to contract between the parties, and any interested parties should verify all information that they wish to rely on in relation to the property, its condition, its value or any other information contained in this document. The plans are not to scale and areas are approximate. There has been no survey, or testing of services, appliances or fittings at the property. Images were taken at a point in time and have not been updated, and are not comprehensive.

