

TO LET PROMINENT RETAIL UNIT

2-3 Cleveland Place East, Bath, BA1 5DJ





TO LET

Prominent Class E Retail Unit

LOCATION

Bath is a city renowned for its attractive architecture, unique retail offering & world heritage status. Bath and North-East Somerset has a residential population of 193,400 and annual visitor numbers exceeding 6 million, according to the last Visitor Impact Report 2018. Bath is served by excellent transport infrastructure, junction 18 of the M4 being just 10 miles to the north via the A46. Train journeys to Bristol are just 12 minutes, with travel to London Paddington approximately 1 hour 20 minutes.

SITUATION

The London Road is one of the main arterial roads in and out of the city and leading to the M4 motorway. Cleveland Place East is approximately 1 mile east of Bath City centre being prominently positioned on the corner of London Road and Cleveland Place, close to pedestrian crossings. The immediate surroundings are a mix of commercial and residential uses, with occupiers including independent retailers and cafes.

DESCRIPTION

The buildings comprise a 5 storey Georgian town house with the shop located at ground floor level of numbers 2 & 3. The demise benefits from extensive glazed frontage across both the two buildings and two front doors to the street. Internally, the property comprises open plan sales area which would be suitable for a variety of uses. At the rear of the property is a WC, kitchenette and ancillary storage.

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ACCOMMODATION

The property benefits from the following Net Internal Floor Areas:

Ground Floor	79.15 Sq M	852 Sq Ft
Total	79.15 Sq M	852 Sq Ft

The above is provided in accordance with the RICS Property Measurement Statement (2nd Edition) incorporating The Code of Measuring Practice (6th Edition).

RENT

£25,000 per annum ex VAT.

EPC

The property has an EPC rating of 83 D.

RATING ASSESMENT

Rateable Value (2025)	£12,250
UBR (24/25)	0.499
Rates Payable (2025)	£6,112.75

We recommend any interested parties make their own enquiries to Bath and North East Somerset Council (01225 39 40 41) to verify these figures.





SERVICE CHARGE

A service charge is levied by the management company for the common upkeep of the whole building. Yearly service charges can vary dependent upon expenditure required. Applicants are advised to contact the agents who can provide further information about likely yearly service charge expenditure and a breakdown of the services provided.

VAT

VAT is not applicable at the prevailing rate.

LEGAL COSTS

Each party to bear their own legal and professional costs.

ANTI-MONEY LAUNDERING

The tenant will be required to provide identity documentation to comply with UK Anti-Money laundering legislation at the point of agreeing heads of terms.

FURTHER INFORMATION

For further information or to arrange a viewing please contact the sole agents at CSquared,

Maddie Pyles

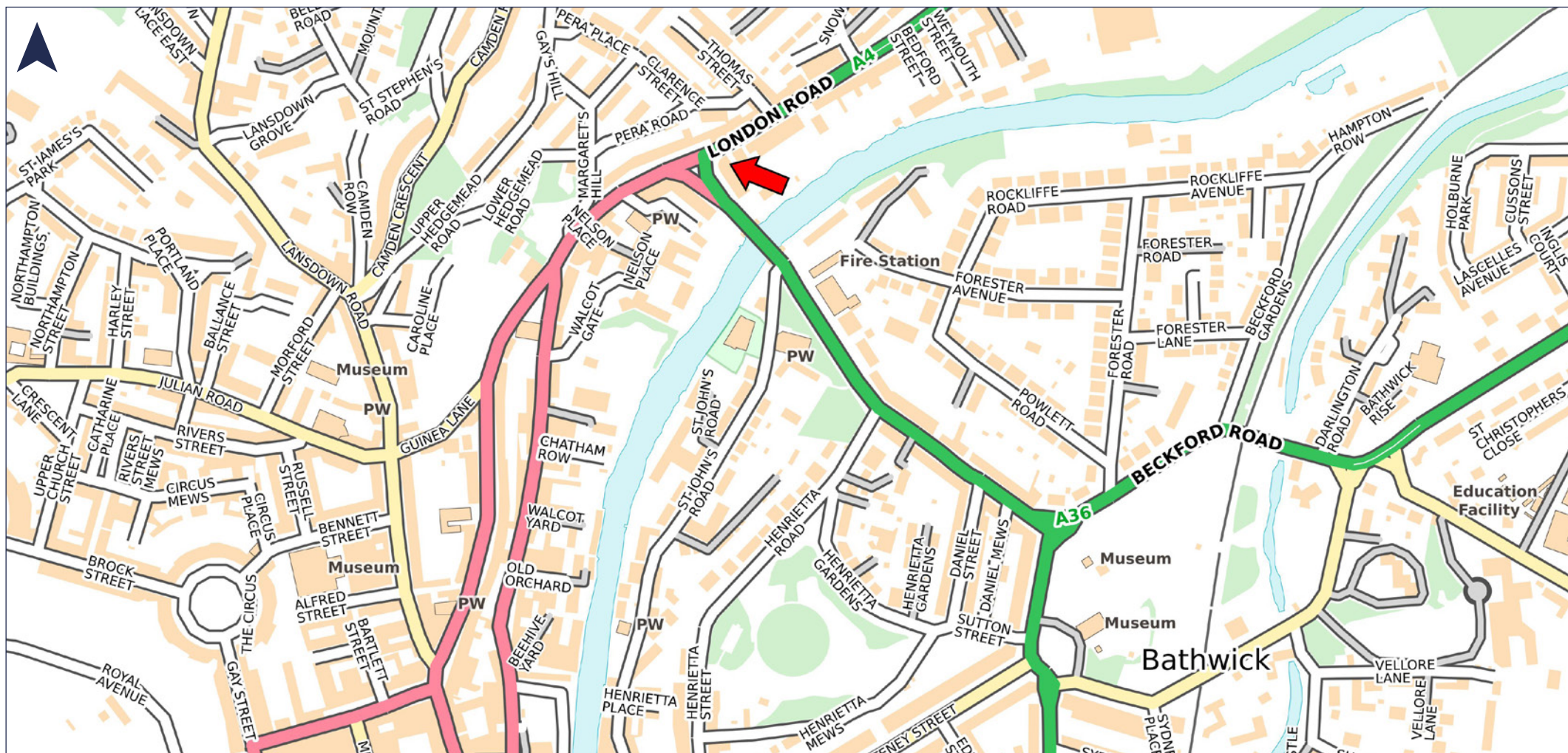
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