



# 15 Union Street

Bath BA1 1RR

## Rent

£80,000 per annum exclusive

## VAT

All figures are quoted exclusive of VAT, if applicable.

## Accommodation

Approximate net internal areas:

Ground Floor	691 sq ft	40.25 sq m
Basement	433 sq ft	64.2 sq m
<b>Total:</b>	<b>1,124sq ft</b>	<b>104.45 sq m</b>

(Interested parties are advised to verify these areas on site by prior appointment).

## Tenure

The property is available by way of a new lease for a term to be agreed.

Planning Use E.

## AVAILABLE TO LET

### Property Highlights

- Prime location
- Corner unit
- High footfall

### Location

Located in a prime position on Union Street, north from the new South Gate shopping centre. Nearby retailers include David Clulow, Scribbler, Soho Coffee, Clarks, W.H. Smith, Tiger, Lush and Skechers.

### Description

The property comprises a prime retail unit with sales accommodation on ground floor, ancillary storage space with toilet facilities in the basement. The property benefits from a return frontage onto Union Street and Northumberland Place.

Viewing: Staff are unaware of the pending disposal; therefore, viewing is strictly by prior appointment through sole agents Newmark:

*Subject to contract.*

### Angus Harper

t 020-7462-9133

M 07775-605-519

angus.harper@nrmk.com

84 Grosvenor Street  
London, W1K 3JZ United  
Kingdom

[nrmk.com](http://nrmk.com)

# NEWMARK

# 15 Union Street

Bath BA1 1RR

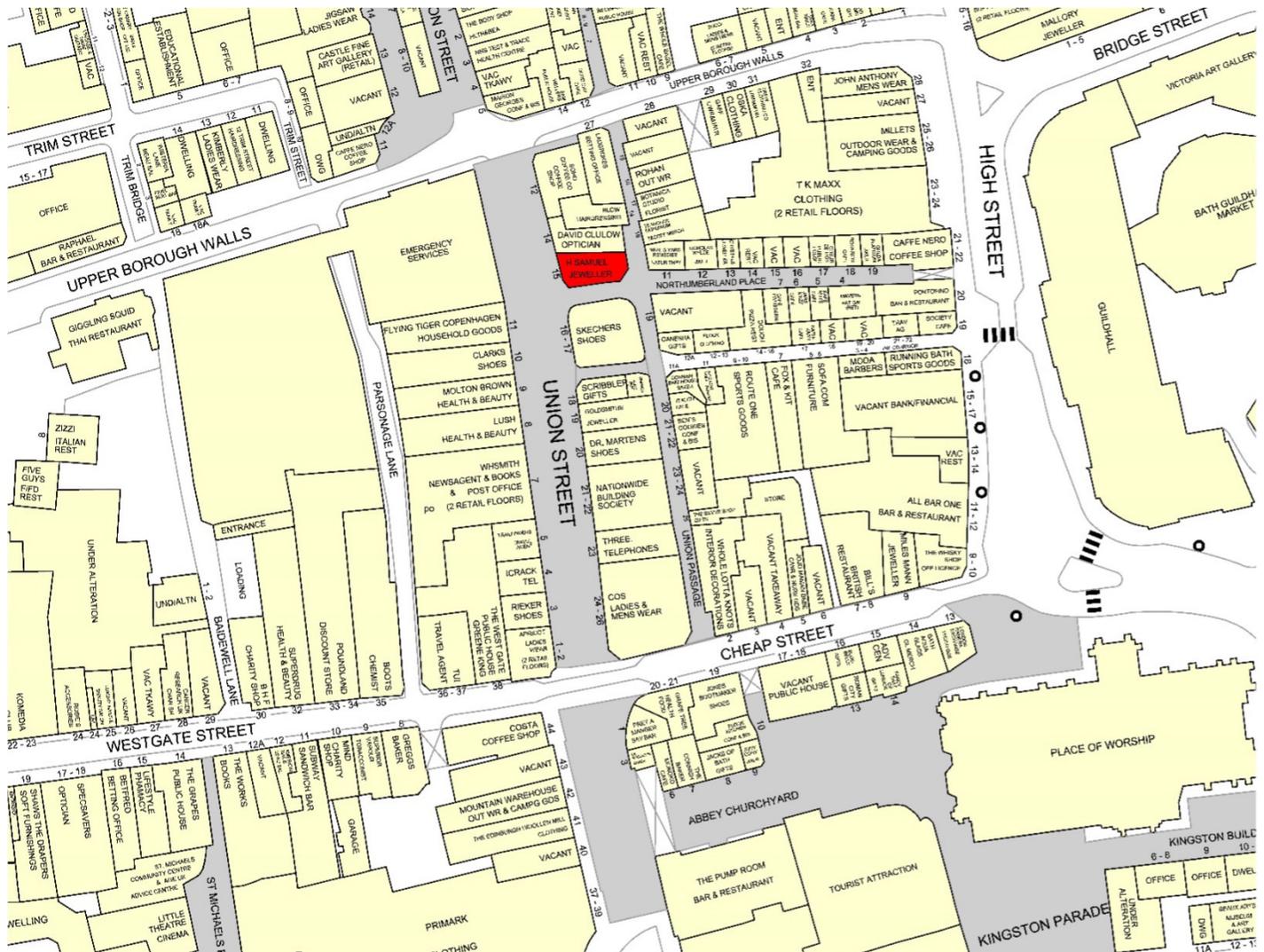
## Business Rates

Rateable Value	£70,500
Rates Payable (23/24)	£36,096

## EPC

The EPC rating for the premise is B-47. Full Energy Performance Certificate available upon request.

## Location Map



NEWMARK HDH LIMITED ("NEWMARK") (AND THEIR JOINT AGENTS WHERE APPLICABLE) THEMSELVES FOR THE VENDORS OR LESSORS OF THE PROPERTY FOR WHOM THEY ACT, GIVE NOTICE THAT:

1. These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract;
2. Newmark cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
3. No person in the employment of Newmark has the authority to make or give any representation or warranty whatever in relation to this property; Newmark will not be liable in negligence or otherwise for any loss arising from the use of these particulars.

# NEWMARK