PRIME UNIT TO LET IN BATH



42 Milsom Street / 10 Milsom Place, Bath, BA1 1DN

Property Highlights

- Prime Restaurant Pitch
- Extraction in Place

Location

The property is located on Milsom Street in Bath. The property backs onto Milsom Place courtyard and nearby occupiers Café Rouge, The Ivy, The Botanist and Cote. The unit includes outside seating.

Rent

Price upon application.

Tenure

The property is available by way of a new FRI lease for a term to be agreed. The lease is to be held outside of the Security of Tenure provisions of the 1954 Landlord & Tenant Act Part II, subject to contract.

Description

The premise comprises over ground floor on the following approximate GIA floor area. Floor plans on request.

Accommodation

 Ground Floor:
 3,628 sq ft

 1st Floor:
 2,322 sq ft

 2nd Floor:
 607 sq ft

 Total:
 6,557 sq ft

VAT

All figures are quoted exclusive of VAT, if applicable.

Viewing is strictly by prior appointment through sole agents Newmark:

Subject to contract.

Simon Carson

t 020 7462 9103 m 07866 385 930 Simon.carson@nmrk.com Alex Tentori

t 020 7462 9118 m 07928 690717 Alex.tentori@nmrk.com **Benjamin Hoffman**

t 020 7462 8713 m 07523 686 008 Benjamin.hoffman@nmrk.com 84 Grosvenor Street London, W1K 3JZ United Kingdom

nmrk.com



24 Milsom Street / 10 Milsom Place

42 Milsom Street / 10 Milsom Place, Bath, BA1 1DN

Business Rates

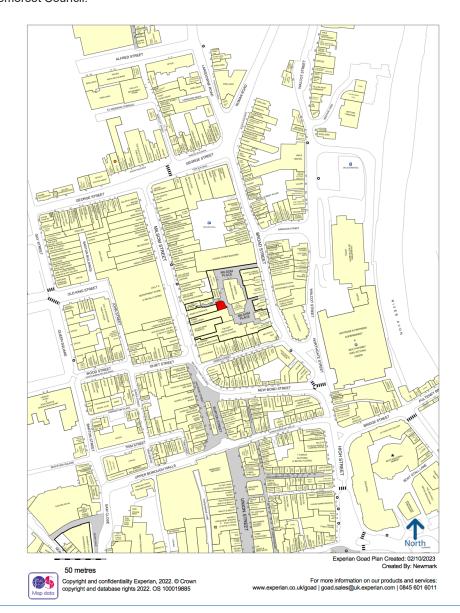
Rates Payable £44,032 (April 2023)
Rateable value £86,000 (April 2023)

Interested parties should make their own enquiries with the Bath and North East Somerset Council.

EPC

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 factor 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.

