

PRIME SHOP TO LET

2 Milsom Street, Bath

7-8 Conduit Street, London,
W1S 2XF
020 7182 7480
www.fawcettmead.co.uk



Retail property expertise

Prime retailing location in close proximity to Jolly's Department Store, Ted Baker and The Ivy

LOCATION

The property is located at the southern end of Milsom Street close to the junction with Old Bond Street.

Surrounding occupiers include Jolly's Department Store, Kiehl's, Waterstones, Ted Baker, Hobbs, The Kooples, The Ivy, Whistles and Russell & Bromley.

RENT

£95,000 per annum exclusive

TENURE

A new full repairing and insuring lease is available for a term of 10 years subject to a 5 year upward only rent review.

EPC

The property has an EPC rating of D 98. A full report is available upon request

RATES

We have been informed by the local rating authority that the current rateable value is as follows:

Rateable Value	£109,000
Rates Payable (18/19)	£53,737

This is for the entire property including all upper floors. Interested parties should verify these figures with the Valuation Office (www.gov.uk).

ACCOMMODATION

The premises have the following approximate floor areas:-

Ground Floor Sales:	62.80 sq m	676 sq ft
Basement Ancillary:	40.04 sq m	431 sq ft

COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.



INSPECTIONS

Viewing is strictly by appointment with:

Craig Cawthorne

020 7182 7798

craig@fawcettmead.co.uk

Or via our joint agent, Green & Partners

Olly Gardner, 020 7659 4825

olly.gardner@greenpartners.co.uk

Mike Willoughby, 020 7659 4827

Mike.Willoughby@greenpartners.co.uk

SUBJECT TO VACANT POSSESSION



Bath



50 metres

Experian Goad Plan Created: 09/04/2018
Created By: Fawcettmead



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