

# PRIME SHOP TO LET

## 2 Milsom Street, Bath

7-8 Conduit Street, London,  
W1S 2XF  
020 7182 7480  
[www.fawcettmead.co.uk](http://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

£125,000 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 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](http://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

There is potential to add an additional 570 sq ft first floor sales.

### 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](mailto:craig@fawcettmead.co.uk)

Or via our joint agent, Olly Gardener,  
Green & Partners: 020 7659 4825

**SUBJECT TO VACANT POSSESSION**



Bath



50 metres

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



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