



**To Let**

Unit 1 Broadway Court, Miles Street, Bath, BA2 4HX

## Summary

- Industrial unit
- Well established business location
- Two store rooms
- 69.1 sq m (743 sq ft)

**£10,000 per annum exclusive**

### CONTACT THE AGENT

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**Bristol Office**

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### Location:

Broadway Court consists of a row of 8 arches and is situated in the Widcombe area to the east of Bath Spa Station. They are a 10 minute walk from the station or a 5 minute drive by car. The estate is accessed from Miles Street.

### Description:

The arch is fully lined with a concertina door to the front. There is a toilet, electricity and water. It also benefits from two separate small lock up stores, with the larger of the store rooms also having an electricity supply. The arch is in good condition with a mixture of tenants on the estate.

### Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a gross internal basis.

	sq m	sq ft
Main Arch	49.74	535
Store 1	4.85	52
Store 2	14.51	156
<b>Total</b>	<b>69.1</b>	<b>743</b>

### Service charge:

A service charge is levied for the upkeep and maintenance of the common parts. Please enquire for further information.

### Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

### EPC / MEES:

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### Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £4,750. Therefore making the approximate Rates Payable £2,370 per annum for 2021/22.

Tenants may be eligible for Small Business Rates Relief if this is the only property they occupy and/or any other properties they occupy have a rateable value of less than £2,900 each. Qualifying ratepayers will pay no rates on properties with rateable values up to £12,000 with a tapered relief of between 100% and 0% for properties with rateable values between £12,001 and £15,000.

Interested parties are advised to confirm the rating liability with Bath and North East Somerset Council.

### Terms:

Available on The Arch Co's standard tenancy agreement for a minimum 3 year term.

### Legal fees:

Tenant to contribute £395 + VAT towards the Landlord's legal costs. A fee of £350 + VAT is payable should a licence for alterations be required.

### VAT:

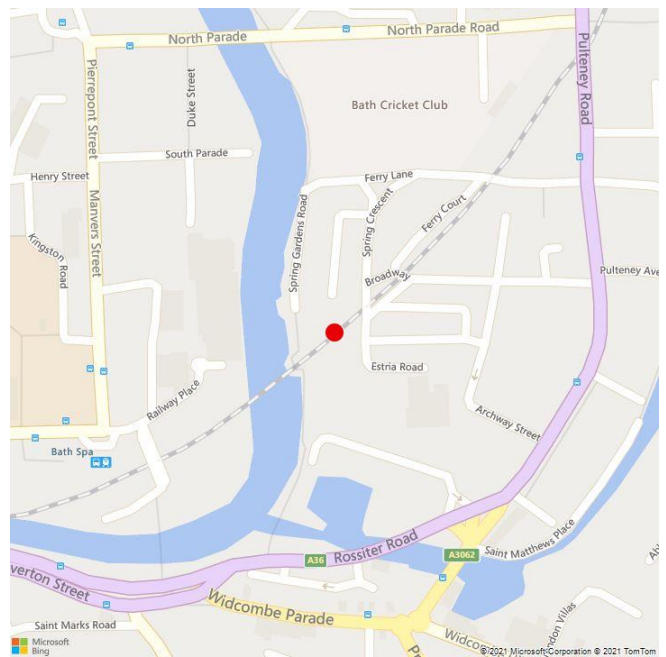
The property has been elected for VAT and therefore VAT will be charged on the rent.

### Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

### Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



SUBJECT TO CONTRACT

Vickery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk) for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the employment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property. Vickery Holman is subject to the Money Laundering Regulations 2017. Therefore the purchaser will be required to provide identification and proof of address prior to exchange. We will also undertake a credit check as part of this process.

