# 15 PIERREPONT STREET, BATH, BA1 1LA

BURSTON COOK
0117 934 9977




## TO LET

RESTAURENT PREMISES ON THE POPULAR BATH PIERREPONT STREET

SIZE (NIA)
1,168 sq ft
108.49 sq m

£ QUOTING RENT
£25,000 pax

## THE OPPORTUNITY

- Excellent opportunity to secure a restaurant premises on Pierrepont Street in Bath
- New Lease Terms available, by way of an ingoing premium
- Approximately 1,168 sq ft (108.49 sq m) NIA
- Quoting rent £25,000

## LOCATION

The property occupies a prominent position fronting onto Pierrepont Street in central Bath, just a stones throw from Bath Abbey, Parade Gardens and Bath Rugby REC. The property is well located with bus links and is just 0.2 miles from Bath Spa Railway Station.

Nearby occupiers include Solina Pasta, the IHG hotel, Joe and The Juice, Tesco, Costa, Whittards, Café Nero, Abbey Hotel, Guildhall Chambers and various other independent and national retailers.

## PLANNING

We understand the property benefits from Use Class E planning.
*N.B. All parties are advised to make their own enquiries.*



## DESCRIPTION

The property comprises a retail unit with a glazed frontage and arranged over ground floor and basement on Pierrepont Street in central Bath. The property offers open plan restaurant seating on the ground floor. To the rear is access to the basement which offers further bar space, two w.c.s and a commercial kitchen and pot wash, fitted with full commercial extraction.

There is a small rear courtyard with a store. In terms of services, the property benefits from electricity, gas and water.

## ACCOMMODATION

The property has the following approximate Net Internal Area in accordance with the RICS Code of Measuring Practice (6th edition): -

| AREA | SQ FT | SQ M |
|---|---|---|
| GROUND FLOOR | 408 | 37.91 |
| BASEMENT FLOOR | 760 | 70.58 |
| **TOTAL** | **1,168** | **108.49** |

## TENURE

The property is available to let by way of a new effectively full repairing and insuring lease, by way of a service charge, for a term of years to be agreed.

## QUOTING RENT

Quoting £25,000 per annum, exclusive.

## PREMIUM

A premium is sought for the opportunity to take on a restaurant premises with commercial extraction. Premium upon application.

## BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has the following designation as of April 2026:

Property Address: 14 -15, Pierrepont Street, Bath, BA1 1LA
Rateable Value: £40,250

The rates have been assessed to include 14 Pierrepont Street, and will need to be reassessed.

*N.B. All parties are advised to make their own enquiries.*

## VAT
All prices are exclusive of VAT if applicable. We understand the property is not VAT elected.

## EPC
The property has an Energy Performance rating of B (38).

## LEGAL FEES
Each party is to be responsible for their own legal fees incurred in this transaction.

## ANTI-MONEY LAUNDERING
Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

### CONTROL OF ASBESTOS AT WORK REGULATIONS 2002
Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

### MISREPRESENTATION ACT 1967
This marketing brochure is for guidance purposes only and does not constitute an offer or contract, and must not be relied on as statements or representations of fact.

### AI DISCLAIMER
Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.

## VIEWING AND FURTHER INFORMATION
Strictly by appointment only through the sole agent:

**BURSTON COOK**

**SUBJECT TO CONTRACT** **NOVEMBER 2026**



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