

CROWN

2 BATHFORD HILL, BATHFORD, BATH, BA1 7SL

FREEHOLD PUBLIC HOUSE INVESTMENT





Bistro pub

THE CROWN

Fresh food

Dine · Drink · Relax

CROWN

HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to Vanequest Limited
- Property arranged over three levels
- Site extending to 0.37 acres
- Current rent of £85,526 per annum
- Lease expires July 2044
- The rent is subject to five yearly open market rent reviews and annual RPI increases with a collar of 2% and a cap of 6% (except in the open market review year)
- We are instructed to invite offers in excess of £950,000 (8.52% NIY)
- Business unaffected by sale

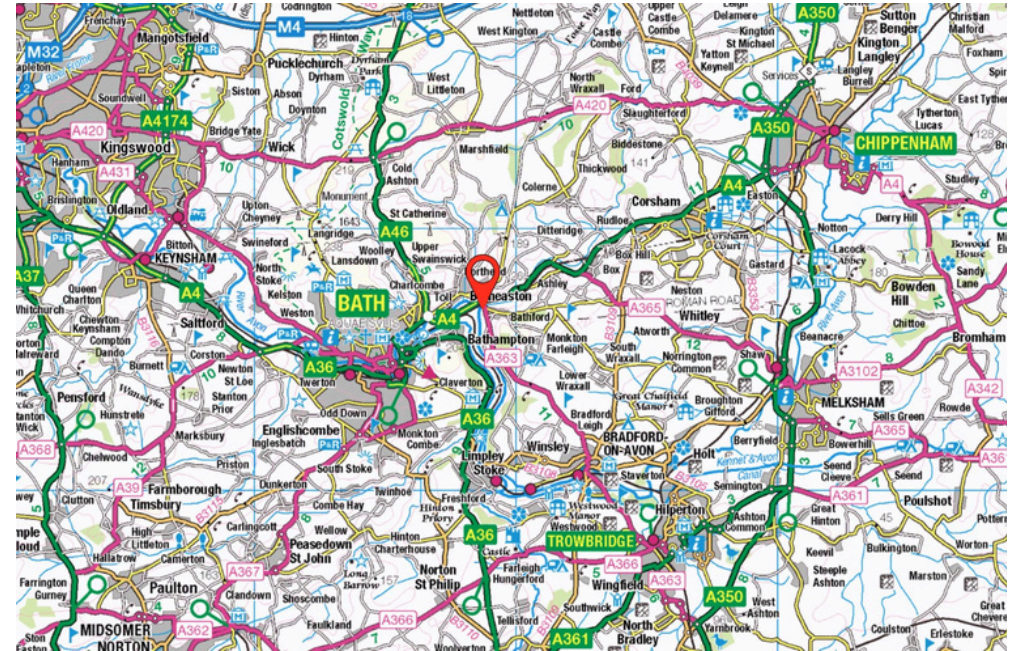
LOCATION

Located in the village of Bathford within unitary authority of Bath and North East Somerset, 3.0 miles (4.8 kilometres) north east of Bath city centre and 5 miles (8 kilometres) north west of Bradford-on-Avon.

The Crown is situated fronting Bathford Hill in a residential area which is a short distance from High Street where operators such as The George and Dragon, Bathampton Mill Bath, Under the Bridge Restaurant & Bar and Robbie's Place are located.

LINKS

GOOGLE STREET VIEW



DESCRIPTION

The property comprises the ground, basement and first floor of a two storey detached building with stone elevations beneath a part flat and part pitched roof.

ACCOMMODATION

Basement The basement provides cellar and stores.

Ground Floor The ground floor provides an open plan trading area with a central bar servery and seating on loose tables, chairs and stools for 80 customers. To the rear is a games area with pool table. Ancillary areas include a trade kitchen, customer WC's and stores to the rear. In addition there is an unused barn which is currently used for storage.

First Floor The first floor provides the managers accommodation which comprises four bedrooms, lounge, kitchen and bathroom.

Externally There is a beer garden to the rear with seating on loose tables, chairs and covered booths for 100 customers alongside a children's play area. There is a further beer garden to the front elevation with a covered gazebo providing seating for an additional 30 customers. There is also parking to the front for 10 vehicles.

TENURE

The property is held freehold (Title Numbers ST144722 & AV165384).

TENANCY

Entire property let to Vanequest Limited on a 20 year lease from 16 July 2024 at a current rent of £85,526 per annum which is subject to five yearly open market rent reviews and annual RPI increases with a collar of 2% and a cap of 6% (except in the open market review year). A rent deposit of £21,099 is held by the landlord.



PLANNING

The property is Grade II Listed and is situated within the Bathford Conservation Area.

FIXTURES & FITTINGS

The fixtures and fittings are currently owned by the occupational tenant.

EPC

D-81



TERMS

We are instructed to invite offers in excess of £950,000 (8.52% NIY) assuming the usual purchasers costs.

VAT

It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.



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<https://sites.savills.com/stonegateportfolio>

VIEWINGS

All viewings must be made by prior appointment. For further information and all viewing requests please contact the sole selling agents Savills.

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