



8-9 George Street

Bath BA1 2EH

Tenure - Freehold/Long Leasehold

Guide Price - £1,700,000

**Fleurets**<sup>F</sup>  
Leisure Property Specialists

Floorplan

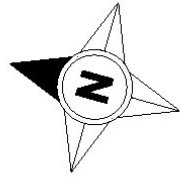
# 8-9 George Street, Bath, BA1 2EH

Approximate Area = 7822 sq ft / 726.7 sq m

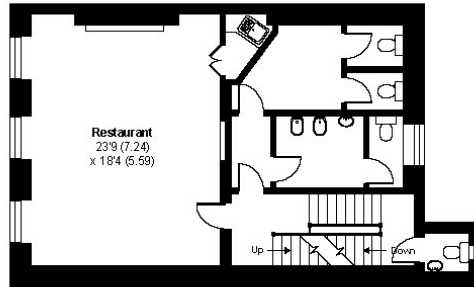
Limited Use Area(s) = 79 sq ft / 7.3 sq m

Total = 7901 sq ft / 734 sq m

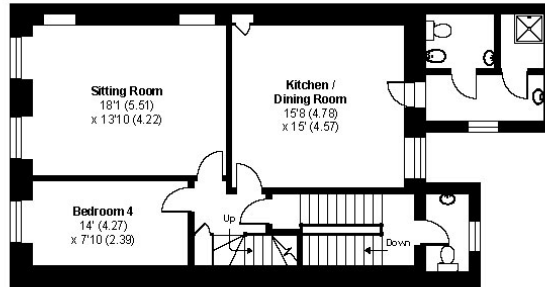
For identification only - Not to scale



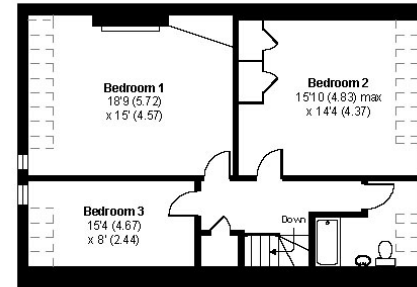
Denotes restricted head height



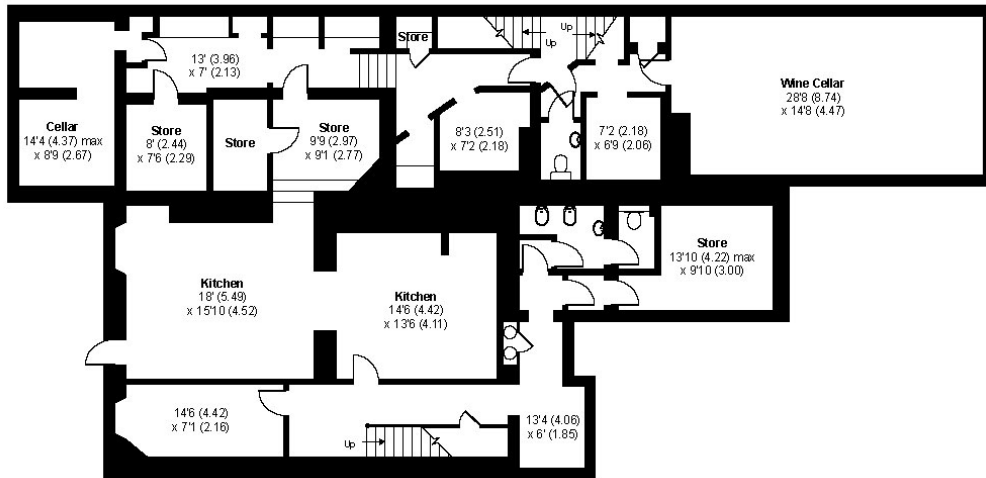
FIRST FLOOR 815 SQFT



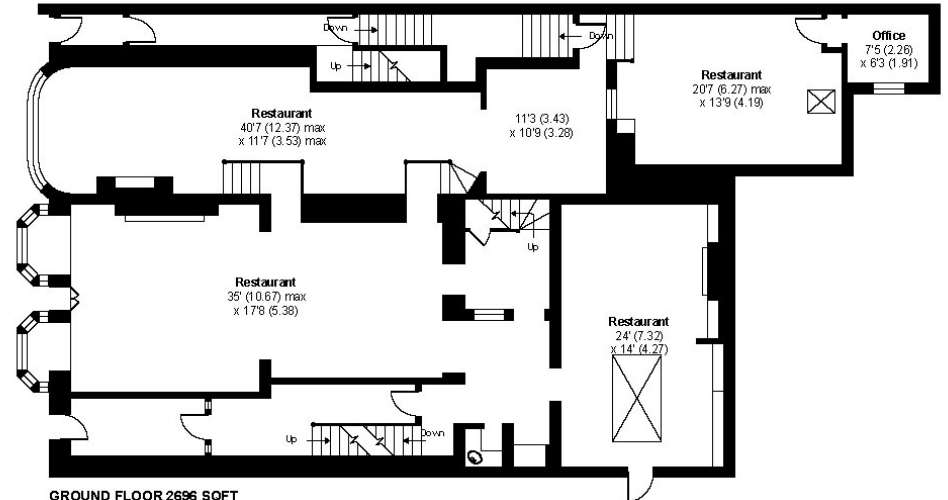
SECOND FLOOR 945 SQFT



THIRD FLOOR 750 SQFT



BASEMENT 2696 SQFT



GROUND FLOOR 2696 SQFT



## Summary

- Prime Bath city centre location
- Accommodation extends to circa 7,900 sq ft
- [Virtual Viewing Available](#)
- Recently refurbished with roof works and new windows
- Trades over ground and first floors
- Separate owner accommodation

## Location

Bath is a highly desirable and affluent historical city being designated a World Heritage Site in recognition of its international cultural importance. The city's history, architecture and attractions generates significant tourism throughout the year, in addition to a large resident population.

The subject property occupies a prime city centre location fronting George Street, an established and high footfall leisure destination which links to the main retail pitches of Milsom Street, which in turn leads to the Southgate Shopping Centre. The property is surrounded by a number of national and independent leisure operators including Miller & Carter, Clayton's Kitchen, Wagamama and Slug & Lettuce to name a few. It is also in close proximity to the prime retail pitch.

## Description

The property comprises an attractive mid terrace property of Bath Stone construction with glazed frontage at ground floor level. No 8 George Street is arranged over ground and basement which interconnects with No 9 George Street which is arranged over basement, ground, first, second and third floors. The property is currently configured to provide a restaurant trading at ground and first floors with ancillary accommodation within the basement and upper floors. The two buildings were combined in the 1980s and the property offers the potential to operate a range of businesses and also, subject to the necessary consents, there is significant opportunity to develop the upper parts which benefit from separate street access.



## Trade

Previously trading as Martini Italian Restaurant for in excess of 40 years, the property occupies a prime high footfall position on George Street. This is a prime trading location within Bath city centre, benefitting from significant footfall throughout the daytime and evening and being surrounded by a host of corporate bar and restaurant operators.

## Accommodation

### Ground Floor

The ground floor is arranged to provide a restaurant with many original features and natural light to the rear section. On entry there is an attractive bar servery and the ground floor can comfortably accommodate 120 covers.

There is separate access from George Street through an attractive hallway to access the upper floors independently.

### First Floor

To the front of the property an attractive function room is provided that accommodates circa 50 covers benefiting from triple window aspect onto George Street. Customer toilets are also provided at this level as well as an additional toilet at the half landing level. A manager's office is also situated at this level.

### Second Floor

Large kitchen/diner with fantastic views across Bath, plus two large rooms and a bathroom and WC. There is a further WC at half landing level.



### Third Floor

The third floor provides further accommodation comprising three large bedrooms and another bathroom. The height of the building provides superb city views.

### Basement

The basement is arranged to provide a large trade kitchen with walk-in cold store, various storage areas and staff changing rooms and facilities. There is also a secure wine store and cellar. In addition, the pavement vaults provide further storage.

## Floor Areas

We have been provided with scaled floor plans, which provide the following gross internal areas:

Basement	250 sq m (2,696 sq ft)
Ground Floor	250 sq m (2,696 sq ft)
First Floor	76 sq m (815 sq ft)
Second Floor	88 sq m (945 sq ft)
Third Floor	70 sq m (750 sq ft)
TOTAL	734 sq m (7,902 sq ft)

## Tenure

9 George Street – the property is held freehold

8 George Street – the ground and basement are held by way of a 999 year lease from November 2014.

## Lease Summary

The property is offered for sale in its entirety.

Alternatively, subject to covenant strength our client will consider a new lease on the property.





## Proposal

The guide price for the Freehold/Long Leasehold interest is £1,700,000.

Our client will also consider a new lease on the property.

## Business Rates

The property lies within an area administered by Bath & North Somerset Council. The VOA website shows the property has a 2023 Rateable Value of £46,000.

## Planning

The premises are Grade II Listed and situated within a Conservation Area.

## Premises Licence

A premises licence prevails, the main activities being:

- Sale of Alcohol

Monday to Saturday 10:00 – 00:00

Sunday 12:00 – 23:30

## Services

We are advised the premises are connected to all mains services.

## EPC

The premises have an EPC Rating of C.

## Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.

## Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

## Further Information & Viewing

For further information and to arrange a viewing, please contact Kevin Conibear on 07587638268.





Georgia - Rose Wine -  
Marmosa Cabernet  
Sicily - Orange wine -  
£172  
Ariane, Rioja,  
Spain,  
Sensory Yeast -  
Fresh fruits -  
Salty -  
£137  
Halleland,  
South Africa,  
Crispy - Spicy -  
Custard -  
Red fruits -  
£37.50  
Vinho Verde  
Portugal,  
- Green Apple -  
- Citrus -  
- White Peach -  
£59.50  
Makarida  
Tshaka, G  
- Citrus -  
- Apple -  
- Citrus -  
- Light & Fruity -  
£170  
San Teodoro,  
Eira Roso D.O.C, Sicily,  
- Cherry - Reddams -  
- Wild Spices -  
- Clove -  
£37.50  
Sonelano,  
Spain,  
- Walnut - Cherry -  
- Blackberry -  
- Plum -





For further information please log onto [fleurets.com](http://fleurets.com) or give Kevin a call.



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