

120 COVER BAR RESTAURANT & HOTEL, CITY CENTRE, BATH



MILSOM HOTEL & RESTAURANT, 24 MILSOM STREET, BATH BA1 1DG

- Prime bar restaurant corner of Milsom Street and George St
- 120 covers on ground floor (5.25m ceilings) + Courtyard trade terrace 40 covers
- 9 ensuite hotel rooms
- Recently refurbished to high standard – Closed for business
- Lease expires December 2042 – Rent £125,000 pa

GUIDE PRICE - £100K FOR THE LEASEHOLD INTEREST AND TRADE CONTENTS

Subject to Contract

COUNL431

8 Exchange Court, Covent Garden, London WC2R 0JU • Tel: 020 7836 7826 • www.agg.uk.com
Directors: A.R. Alder BSc (Hons) FRICS • J.B. Grimes BSc (Hons) MRICS • D. Gooderham MRICS
R.A. Negus BSc MRICS • M.L. Penfold BSc (Hons) MRICS • P.A. Themistocli BSc (Hons) MRICS

Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property, but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

Prime position in City Centre at the corner of George Street and Milsom Street opposite Miller & Carter and close to Revolution, Wagamama, Travelodge and many other bars and restaurants.

[Link to Street View - Milsom Hotel & Restaurant](#)

DESCRIPTION

Impressive corner property comprising a former bank, arranged over ground and three upper floors. Ground floor restaurant providing circa 120 covers with 5.25m high ceilings and 9 ensuite hotel rooms above. External courtyard terrace to rear providing circa 40 covers.

ACCOMMODATION

Restaurant and bar on ground floor. Customer access via trade area to hotel rooms. Storage also on upper floors. Kitchen, storage and customer toilets on basement. Stairs down to external terrace.

FLOOR AREAS (not measured)

Ground Floor: 2,000 sq ft

Basement: 2,000 sq ft

Nine bedrooms on upper floors.

NB: The floor areas set out are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

TENURE

Held leasehold for a term of 20 years from 2nd December 2022 at a passing rent of £125,000 per annum subject to review every 4 years, the next being December 2026.

Permitted use; basement and ground to be pub or bar with expanded food provision subject to takeaway not exceeding 25% of sales. First and second floor as offices, function rooms, bedrooms of staff accommodation. Bedrooms to be operated as hotel or guest house accommodation.

RATING

The property is listed as a restaurant and premises and has a rateable value of £48,000 wef April 2023.

PLANNING

From informal enquiry, it has been ascertained that the property is a Listed Grade II and lies within a conservation area.

Planning consent granted 24th October 2022 for change of use from restaurant to public house.

PREMISES LICENCE

From informal enquiry, it has been ascertained that the premises licence allows for the sale of alcohol from between 08:00 and 00:00 Monday to Saturday and 08:00 and 23:30 Sunday.

EXCLUSIONS

Excluded from the sale is anything uniquely associated with vendor, electronic tills and computers, stock, smallwares and personal effects of the staff.

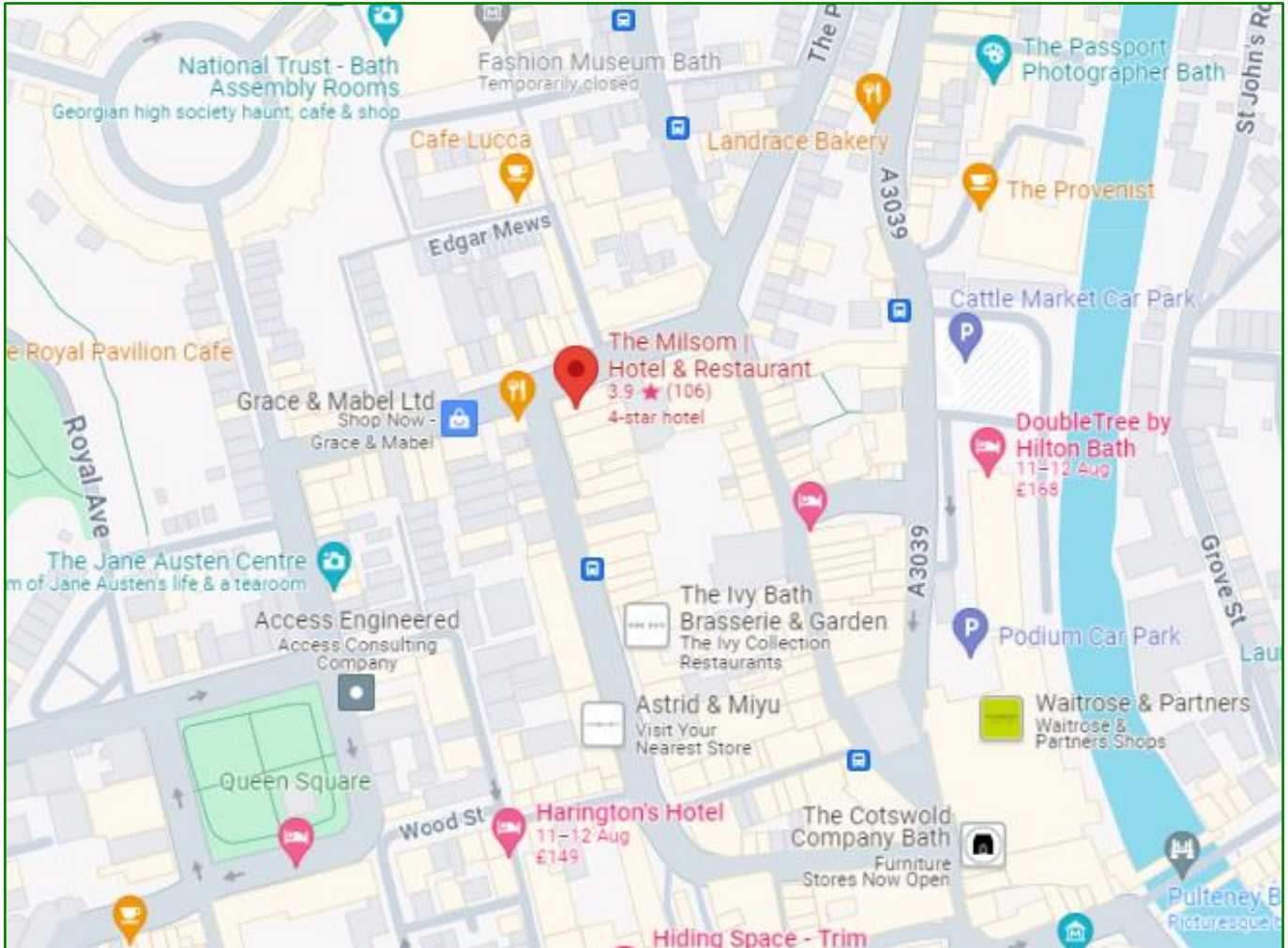
EPC - [Link to EPC - Milsom Hotel & Restaurant, Bath](#)

VIEWINGS

For further information and to arrange an inspection, please contact Richard Negus on Tel: 07850 642808 or email: richard.negus@agg.uk.com

LOCATION MAP

[Link to Location Map - Milsom Hotel & Restaurant](#)



Source: Google Maps. Not to scale - provided for indicative purposes only.

INTERNAL PHOTOS



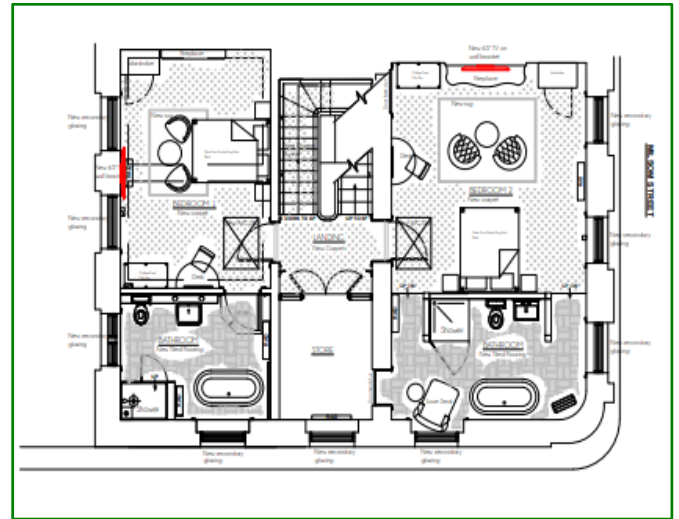
INTERNAL PHOTOS



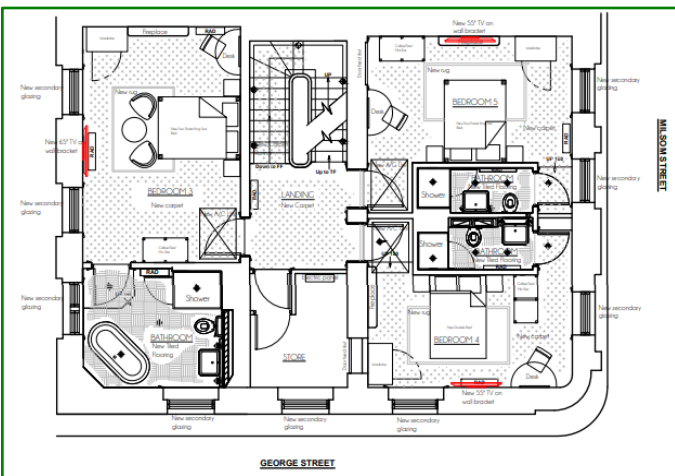
EXTERNAL PHOTO



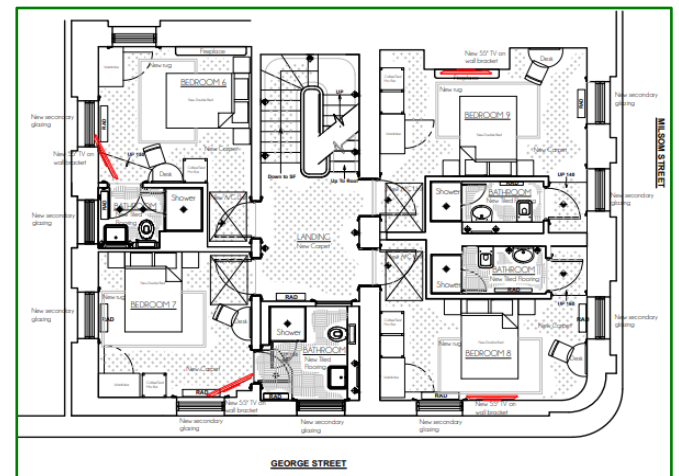
FLOOR PLANS First Floor



Second Floor



Third Floor



Floor plans not to scale - provided for indicative purposes only.

Ground Floor



Basement

