

FOR SALE VIRTUAL FREEHOLD – PRICE: OIEO £495,000 + VAT
ROYAL OAK, 8-10 SUMMERLAYS PLACE, BATH, SOMERSET,
BA2 4HN



- Grade II listed two storey end of terraced public house in Bath
- Prominent location fronting the A36 and in close proximity to the city centre
- Good sized internal trading areas which can accommodate circa 50 covers
- The property may suit conversion into residential accommodation (STP)
- Likely to be of interest to local licensed operators, developers, builders and investors

Location

Bath is a world heritage city renowned internationally for its historic past, Roman baths and classic architecture. The city is a major tourist destination with almost 5 million visitors per year spending in excess of £430m.

The Royal Oak is situated in a prominent position fronting the A36 and is a short walk away from Bath city centre. The surrounding area consists of mainly residential dwellings and the pub is located in close proximity to The Recreation Ground which is the home of Bath Rugby as well as Bath Cricket Club.

Property Description

The Royal Oak is a two storey Grade II listed end of terraced property with painted and rendered elevations beneath a double pitched tiled roof surrounded by a parapet wall.

Accommodation

The ground floor comprises of an open plan trading area which can accommodate around 30 covers, a large central bar servery and a restaurant area for around 16 covers which includes an attractive log burning fire.

Ancillary areas include customer WC's, catering kitchen with a wash up area, staff WC, staff room, office, various storage areas and a large basement cellar.

The private accommodation is situated across the first floor and includes four bedrooms, domestic kitchen, utility room, lounge, store and a bathroom.

Externally, there is a large patio area to the rear of the pub which is partially covered and can accommodate around 55 covers and there is car parking for around 4 vehicles. There is also a single storey timber outbuilding at the rear of the site which is being used as a skittle alley.

The property's Gross Internal Area is around 4,765 sq ft (this excludes the skittle alley) and it sits on a plot size amounting to circa 0.15 of an acre.

The property will appeal to local licensed operators, developers, builders and investors.

Tenure

Virtual freehold. The property's demise is shown on the Title Plan on page 6 and is outlined in red. Full copies of the leasehold title will be provided upon request.

Planning & Development

We have made enquiries with the local authority and can confirm the property is Grade II listed (List Entry Number: 1395203) and is within a Conservation Area. For further information please contact the local authority.

Services

We understand the property is connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

Premises Licence

It is understood that the property currently possesses a Premises Licence. The licensing hours permit the sale of alcohol as follows:

Monday to Thursday 09:00 - 00:00

Friday and Saturday 09:00 - 01:00

Sunday 10:00 - 00:00

Fixtures & Fittings

No fixtures and fittings will be included in the sale unless agreed. Any third party items, such as gaming machines, dispense equipment, sound systems etc, will also be excluded.

Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £11,250 with effect from 1st April 2023. 100% small business rate relief might apply to this property. The domestic accommodation is within Band C for Council Tax purposes.

VAT

VAT is applicable on the sale of the property.

EPC

The property has an EPC rating of Band D. A copy is available upon request.

Virtual Tour

<https://my.matterport.com/show/?m=PgPiSgti9rr&ts=1>=1&help=1>

Viewings

All viewings are strictly by appointment only.

Anti Money Laundering

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

Enquiries



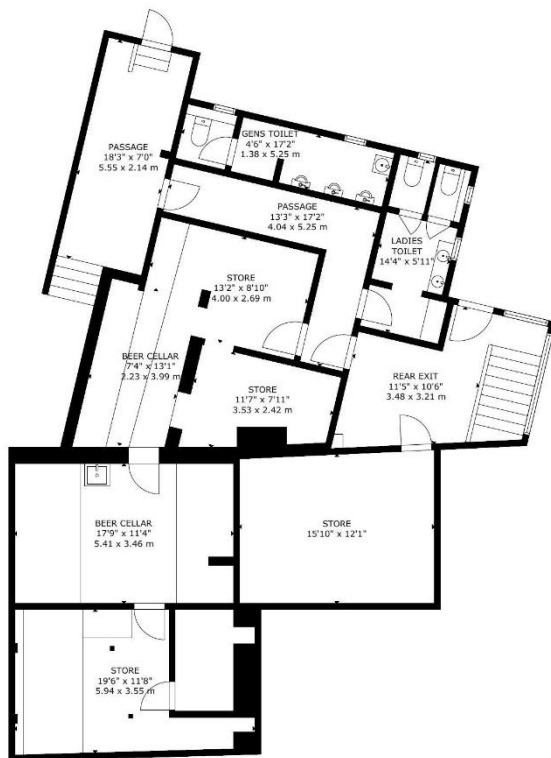
Contact: Richard Tole
Tel: 07917 088 221
Email: richard@wtsccommercial.co.uk



Contact: Jack Sinclair
Tel: 07823 334 750
Email: jack@wtsccommercial.co.uk



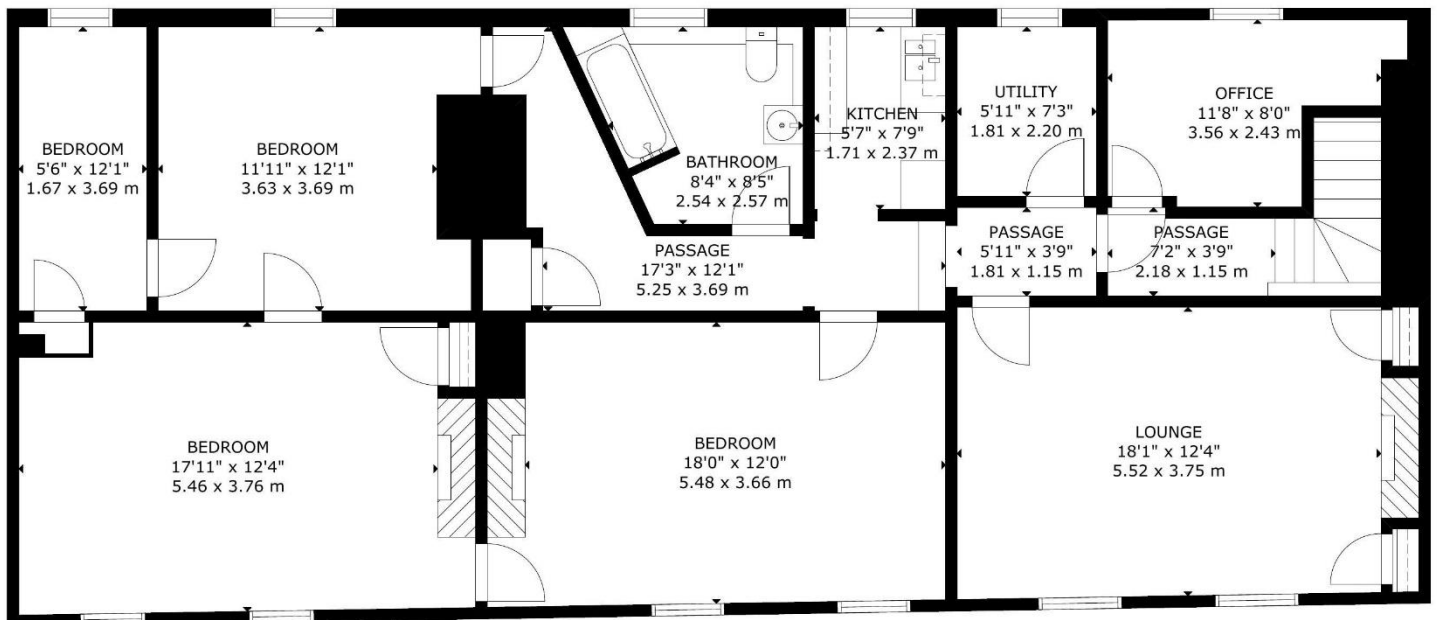




GROSS INTERNAL AREA
TOTAL: 443 m²/4,765 sq ft
BASEMENT CELLAR AREA: 131 m²/1,406 sq ft, GROUND FLOOR: 175 m²/1,888 sq ft
FIRST FLOOR: 137 m²/1,471 sq ft
EXCLUDED AREA: PASSAGE: 12 m²/128 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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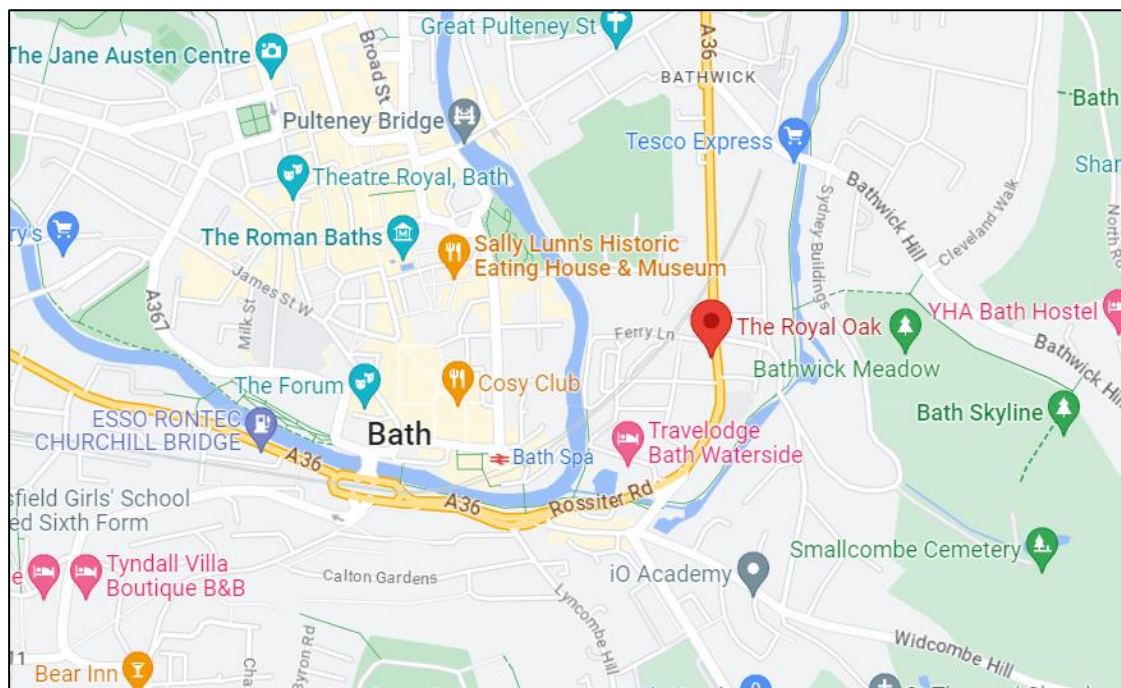


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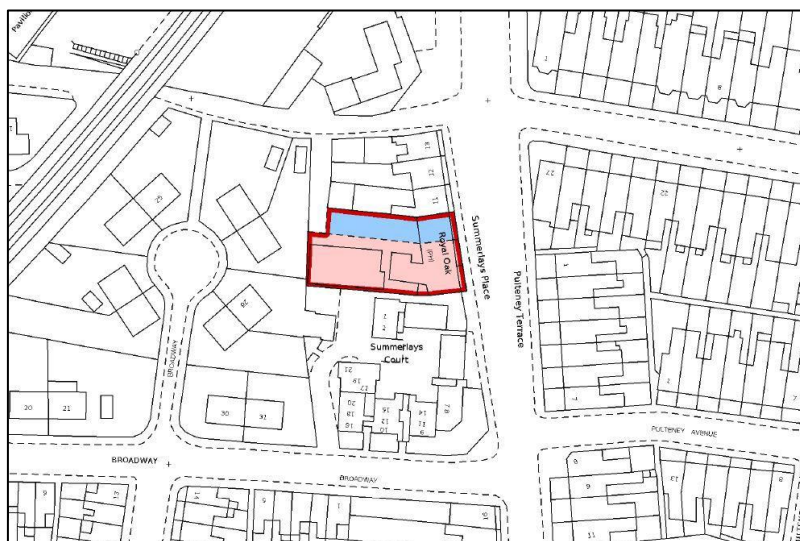
FIRST FLOOR



Location Plan



Title Plan



Important notice

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Our Services & Offices

