WTS
PROPERTY CONSULTANTS

0333 577 8545
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www.wtscommercial.co.uk

FOR SALE FREEHOLD – GUIDE PRICE: £650,000 + VAT

THE NEW INN, BATH ROAD, FARMBOROUGH, BATH, SOMERSET, BA2 0EG



- Prominently located fronting the A39 Bath Road on the edge of Farmborough
- Imposing and attractive public house with around 160 internal dining covers
- Substantial external trade garden and car parking for circa 54 vehicles
- Generous plot size extending to approximately 3.129 acres
- The property will appeal to local and regional public house and restaurant operators
- Alternate use potential, subject to obtaining the necessary consents

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Location
Farmborough is a popular rural village which straddles the A39 and A368, surrounded by open countryside, farmland and a network of desirable villages. The village lies approximately 7 miles southwest of Bath and around 10 miles southeast of Bristol, offering strong commuter links to both cities as well as to Keynsham and the wider Chew Valley area.

The New Inn occupies a prominent roadside position fronting the A39 Bath Road on the northern edge of Farmborough. The immediate area enjoys attractive open countryside with rolling fields. The pub is well located to capture trade from the surrounding villages, wider area and passing trade travelling on the A39.

Property Description
The property comprises a two-storey detached public house of stone construction under a tiled roof, with a number of later single-storey extensions to the side and rear which are mainly under flat roofs.

Accommodation
As you enter the building from the main entrance, there is a bar with a central servery to the left-hand side which leads through to a dedicated games room at the rear, which includes a pool table and darts board. The main pub entrance leads directly into an open plan interlinking restaurant which can accommodate in the region of 160 covers. Part of the restaurant to the far right-hand side can be used as a dedicated function room.

Ancillary accomodation includes ladies, gents and accessible WC's, commercial catering kitchen, walk in chiller and freezer, ground floor beer store, basement office and various storage areas.

The private accommodation is situated on the first floor and comprises 3 bedrooms, lounge, storage areas, domestic kitchen and bathroom.

Externally, the property benefits from extensive grounds including a surfaced car park for circa 54 vehicles, lawned gardens, children's play equipment, outdoor trading areas and a large field to the rear. There is a trade terrace to the front with 11 picnic tables on the terrace and part of the car park, as well as 24 picnic tables on the grass. Additonally, there is a bin store and a covered smoking solution.

The property's total GIA is c. 8,070 square feet and it sits on a plot size amounting to circa 3.129 acres.

Tenure
Freehold. The property is held under Title Number AV224424 and the Title Plan is included on page 5.

Planning & Development
We have made enquiries with the local authority and can confirm that the property is not listed or within a Conservation Area. The site has 100% coverage within the Green Belt. For further information please contact Bath & North East Somerset Council.

Services
We understand the property is connected to mains electricity and water. Gas is supplied to the property via an LPG tank. The property is not on mains drainage and there is a septic tank for all waste water.

Interested parties must rely on their own enquiries to confirm the supply of services.

Premises Licence
It is understood that the property currently possesses a Premises Licence.

Fixtures & Fittings
The sale of the property will include any trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. No fixtures and fittings will be warranted and no inventory can be provided. Any branded or leased items and any items owned by third parties will be excluded from the sale.

Stock in Trade
Stock in trade and unbranded glassware will be purchased at valuation upon completion.

TUPE
TUPE regulations may apply.

Business Rates and Council Tax
The property is assessed as a 'Public house and premises' and the Rateable Value is £36,000 with effect from 1st April 2026. The domestic accommodation is within Band C for Council Tax purposes.

VAT
VAT is applicable on the sale of the property. VAT may not be applicable if the purchase is structured as a qualifying TOGC.

EPC
An EPC has been requested.

Virtual Tour
https://my.matterport.com/show/?m=DujYQgAX3Tb&help=1&gt=1&ts=1

Viewings
The site is currently trading under management and therefore all viewings must be 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


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Email: george@wtscommercial.co.uk

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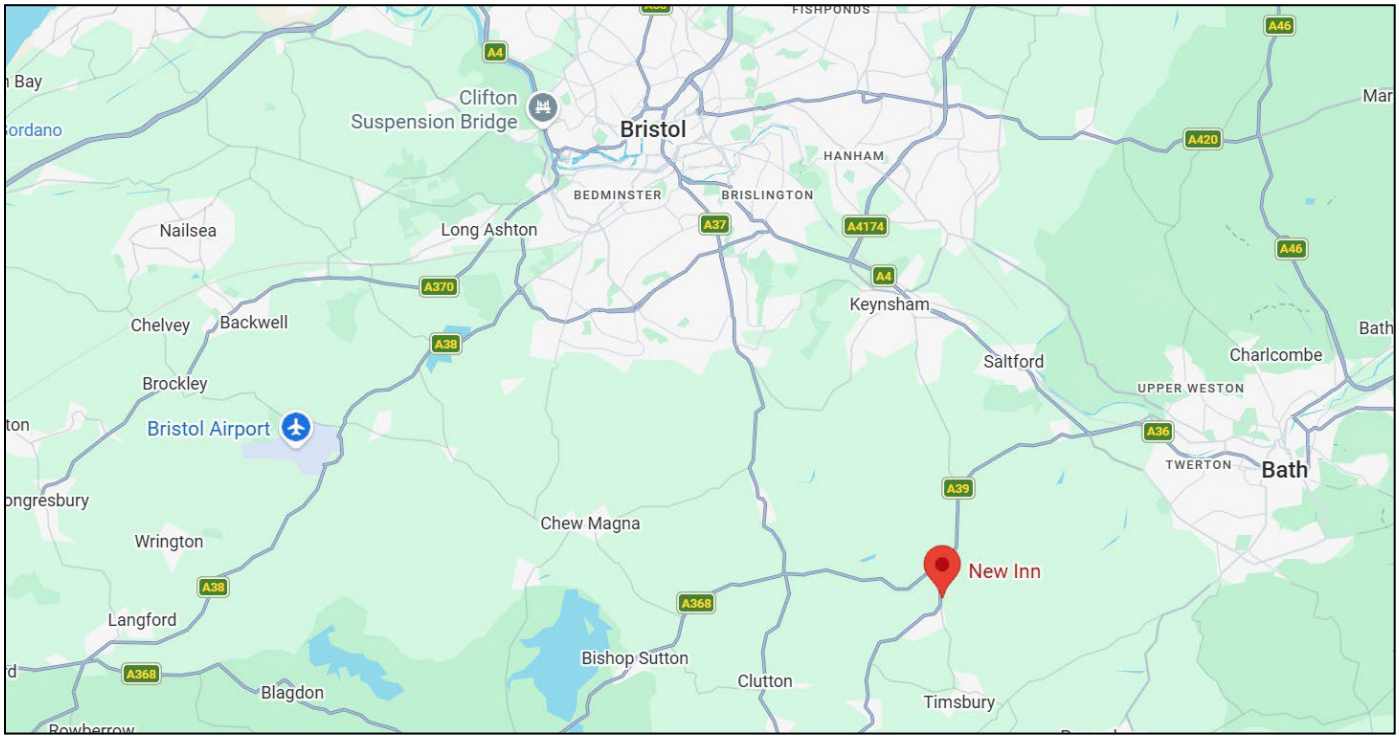


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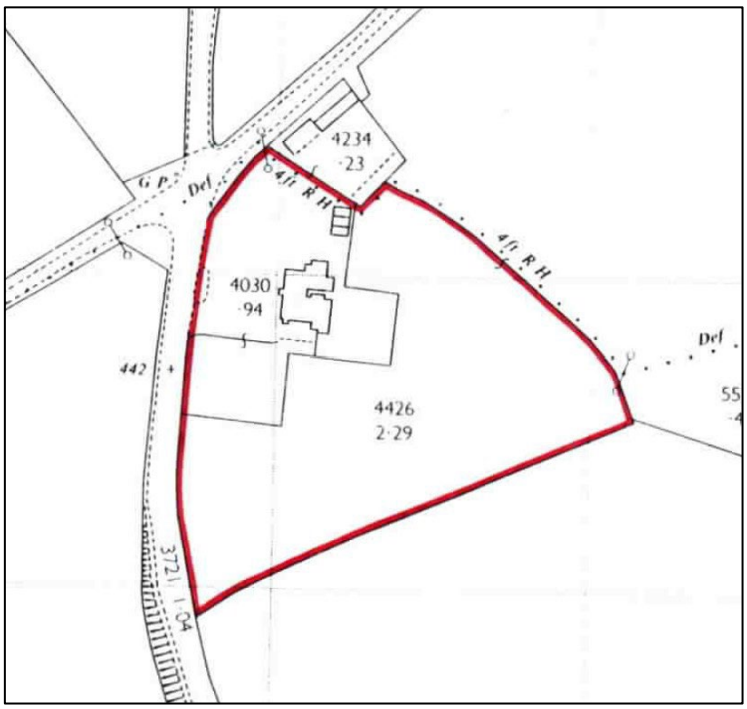
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Location Plan



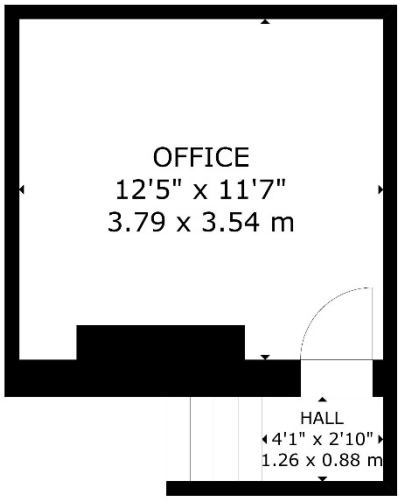
Site Plan

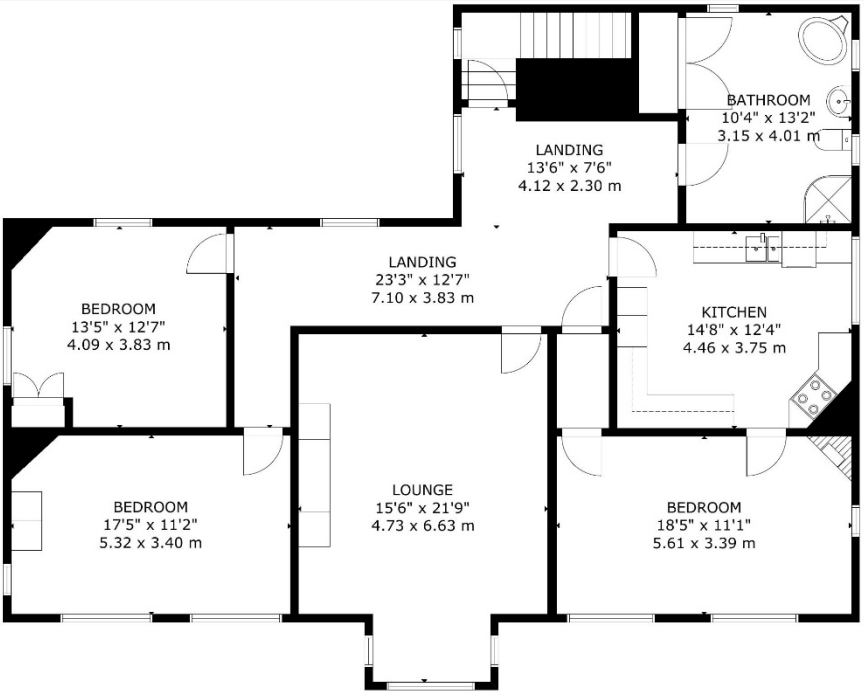


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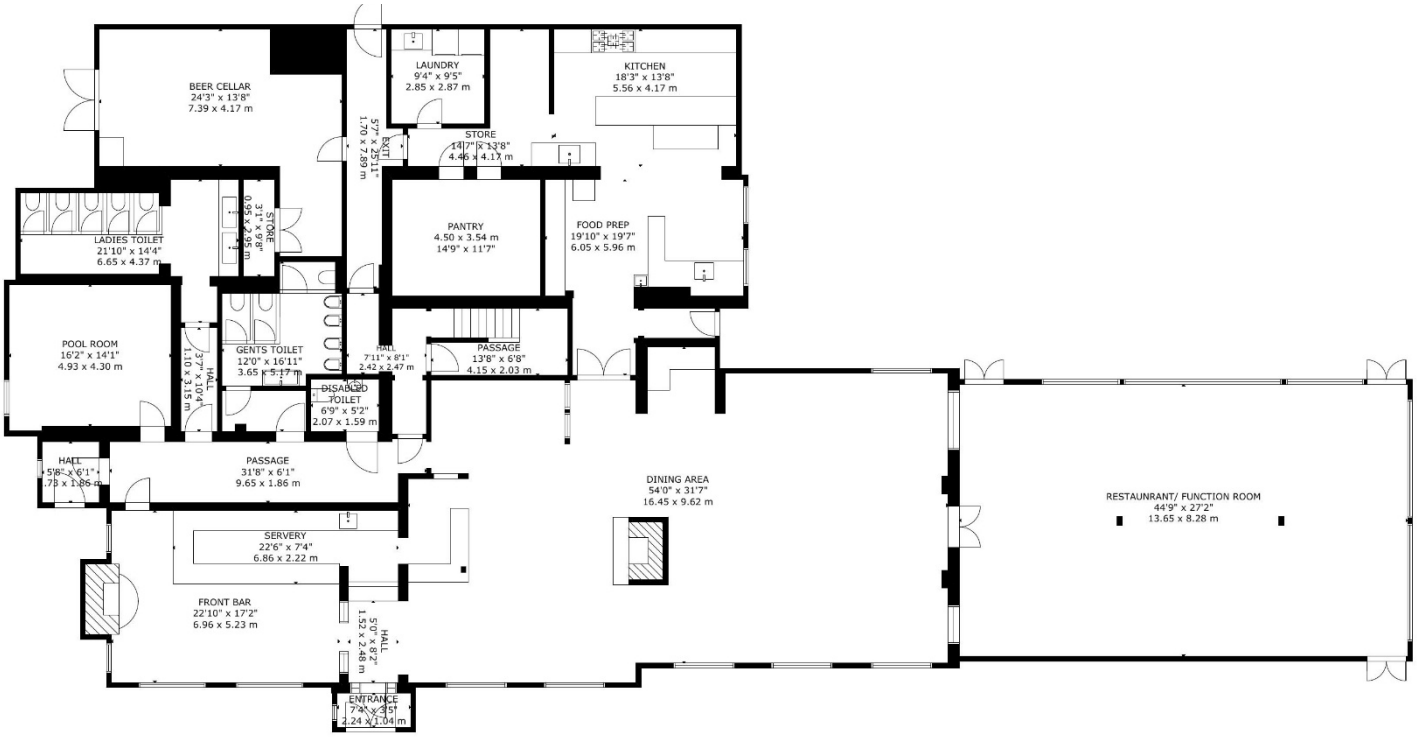
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GROSS INTERNAL AREA
TOTAL: 749 m²/8,070 sq.ft
BASEMENT: 16 m²/175 sq.ft, GROUND FLOOR: 582 m²/6,268 sq.ft
FIRST FLOOR: 151 m²/1,627 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FIRST FLOOR



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GROUND FLOOR

Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

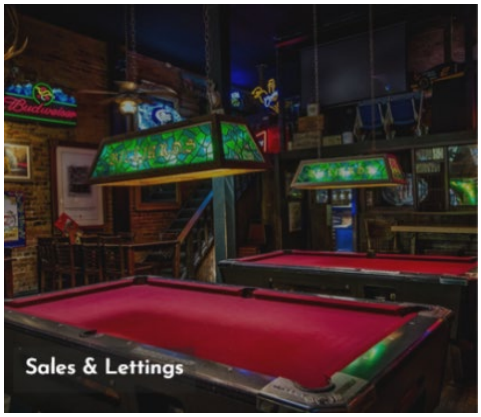
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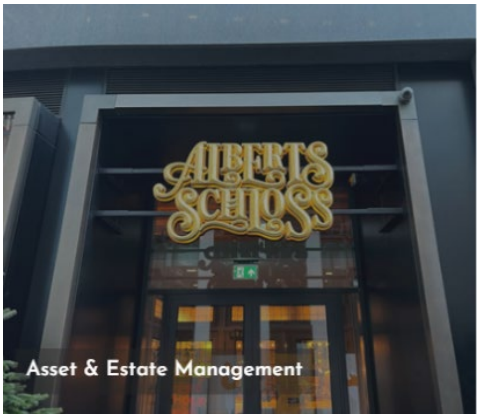
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Our Services & Offices







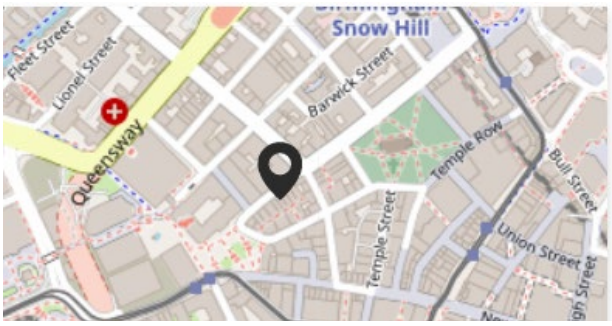


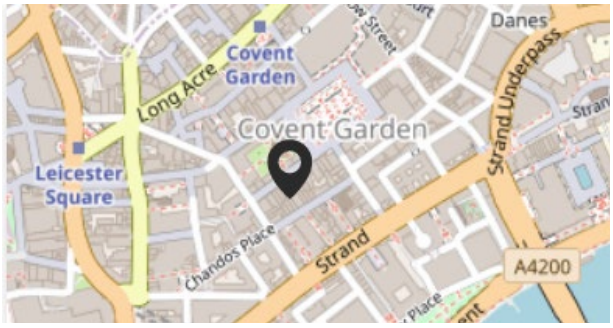












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