



## The Belvoir Castle

Ref: 3451330

33 Victoria Buildings Lower Bristol Road, Bath, BA2 3EH

Leasehold: £35,000, Annual Rent: £25,000

Traditional pub with Fish & Chip shop

Mostly walk in trade from residents

2 bedroom self contained flat

Crest flat development to rear

Net sales £142,872 with net profit c.£45,000

Scope to open all day. Energy Rating D







## Location

The Belvoir Castle is located on the periphery of the City of Bath in a predominantly residential area. It is within a short walk of Bath University student accommodation, a number of offices, commercial and light industrial buildings.

The immediate area known as Bath's western riverfront has been transformed in recent years into a modern residential quarter. It is within walking distance to the town centre and across the river is the Royal Victoria Park including the Botanical Gardens.

The City of Bath is less than a mile and attracts over two million visitors each year and has a resident population in the region of 80,000.

## Description

The Belvoir Castle is a period freehouse that includes a traditional fish and chip shop converted from the pub's front dining room.

The property has later additions to the rear which could be demolished if planning permission is granted for a town house/flat development directly behind the pub. The development would also include the majority of the rear beer garden but not the existing terrace.

A community/function room (measuring c. 21sqm), new toilets and a skittle alley will be built at the back of the pub to replace the existing skittle alley, pool room and toilets.

Proposed plans have been submitted to BANES for consideration and can be made available to interested parties.



## Internal Details

**Public House:-** Front customer entrance into lobby with doors into the main bar which can seat around 30/35 people, pine wood flooring and fitted with a long bar servery. Steps up to a pool room/small meeting room. Stairs down to the rear hallway that gives access to the toilets and door to outside beer terrace.

**Fish and Chip shop:-** Outside front entrance and internally from the main bar via a hallway linking the two trades. The shop has a waiting and seating area with two tables and shelving with stools for customers to eat.

The back of house areas for both businesses include a large basement divided into storage and utility rooms and access to the cellar. In respect of the Fish and Chip shop behind the service counter is a range of Henry Nuttall stainless steel equipment that includes a three pan frying range. There is a tall glass bottle fridge, microwave oven, stainless steel shelving and till. Built in storage cupboards. Door to the preparation room which has built in stainless steel double bowl sink unit, shelving and a blizzard double griddle.



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### External Details

There is a small beer terrace with a trade garden that can be sold off as part of the residential development if the planning is granted. Skittle Alley available until planning is granted.

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### Owner's Accommodation

Located on the first floor and consisting of two bedrooms, living room, kitchen/diner and bathroom.

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### Fixtures & Fittings

We are advised all trade fixtures and fittings at present in the property are included within the sale, with the exception of one or two items which may be subject to lease or hire purchase agreements.



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### The Opportunity

There is plenty of growth available by extending the opening hours of the pub particularly at lunchtimes. There will be an increase in local walk in customers living in the new residential developments that form part of the Riverside project. Our clients do not actively canvass the student trade and do not market the business extensively to the local area. They currently rely on regular repeat custom for both the pub and fish and chip shop.

A new free of tie lease is on offer for a minimum term of 10 years and possibly longer if preferred. The lease will be full repairing and insuring with a commencement rent of £25,000 per annum with five yearly rent reviews.



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### Trading Information

Accounts for the year ending 31 March 2017 show net sales of £142,872 with an approximate adjusted net profit of £45,000. Trade split 70% pub and 30% Fish and Chip shop.

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### Trading Hours

Fish and Chip shop is open Monday to Saturday 12noon - 2pm and 4pm - 9pm

Public House is open weekdays 5pm - 11pm, Saturday 12noon - 11pm, Sunday 12noon - 10pm

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### Regulatory

Premises License.



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## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Bristol



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