







## TO LET

# Prominent former brewpub

### LOCATION

Bath is a city renowned for its attractive architecture, unique retail offering & world heritage status. Bath and North-East Somerset has a residential population of 193,400 and annual visitor numbers exceeding 6 million, according to the last Visitor Impact Report 2018. Bath is served by excellent transport infrastructure, junction 18 of the M4 being just 10 miles to the north via the A46. Train journeys to Bristol are just 12 minutes, with travel to London Paddington approximately 1 hour 20 minutes.

### SITUATION

The property is prominently situated on London Road, one of the main arterial roads into Bath. Nearby occupiers include Morrisons, UBX and student accommodation.

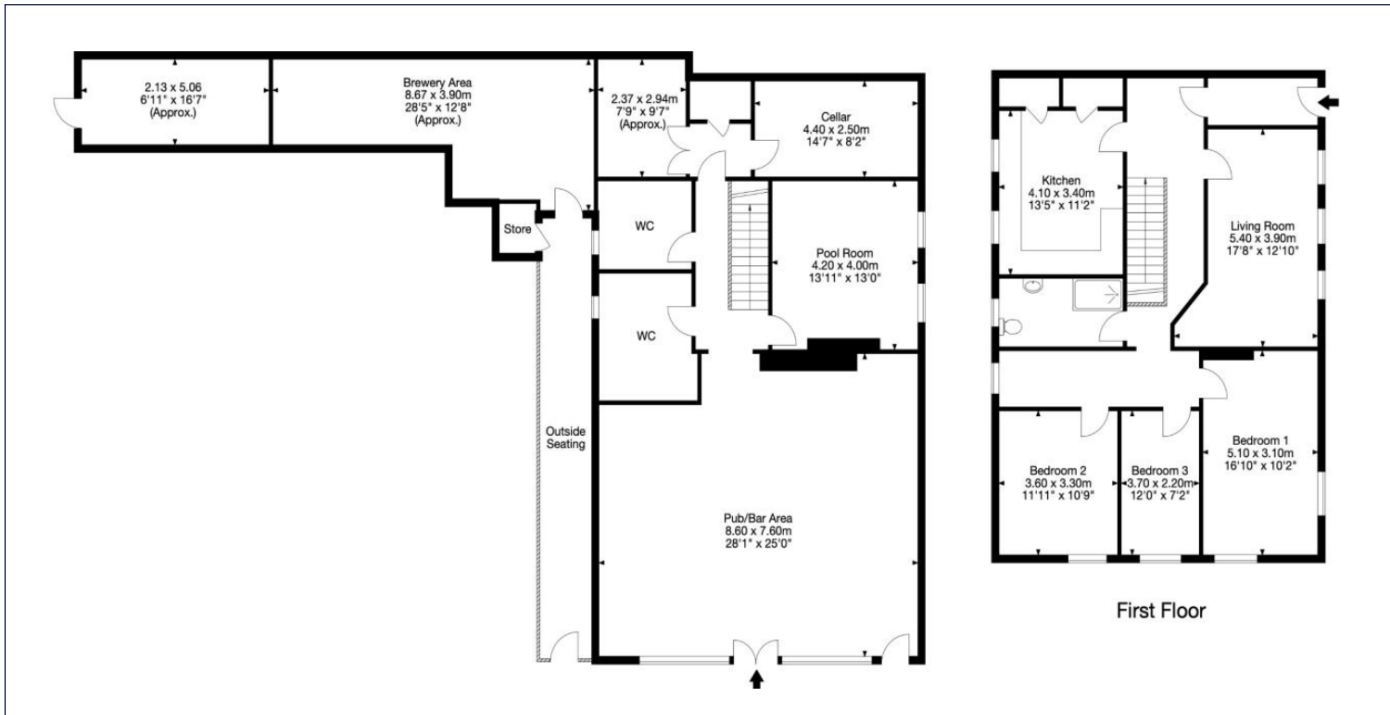
1a Piccadilly Place, London Road, Bath, BA1 6PL

### DESCRIPTION

The property comprises a ground floor brewpub and a three-bedroom apartment on the first floor within a grade II listed building. The use class for the brewpub is currently sui generis but would be suitable for a variety of uses within use class E, subject to the necessary planning consents. The first floor flat could also be converted to commercial use subject to the necessary planning consents.

The ground floor comprises a main bar area, with ancillary rooms and w/c facilities also provided. The property also benefits from a cellar and former skittle alley most recently used as a brewery. The apartment is accessible from the ground floor but also benefits from a separate entrance from Hanover Street.





## ACCOMMODATION

The property benefits from the following Gross Internal Floor Areas:

Ground floor	162 Sq M	1,743 Sq Ft
First floor	102 Sq M	1,097 Sq Ft
<b>Total</b>	<b>264 Sq M</b>	<b>2,840 Sq Ft</b>

The above is provided in accordance with the RICS Property Measurement Statement (2nd Edition) incorporating The Code of Measuring Practice (6th Edition).

## RENT

Rent on application.

## EPC

Please enquire with the agent for the precise asset rating.

## RATING ASSESMENT (FOR THE WHOLE)

We recommend interested parties make their own enquiries with the Rating Authority to verify rates payable considering their particular circumstances.

## VAT

VAT is applicable at the prevailing rate.

## LEGAL COSTS

Each party to bear their own legal costs.

## FURTHER INFORMATION

For further information or to arrange a viewing please contact the sole agents at CSquared,

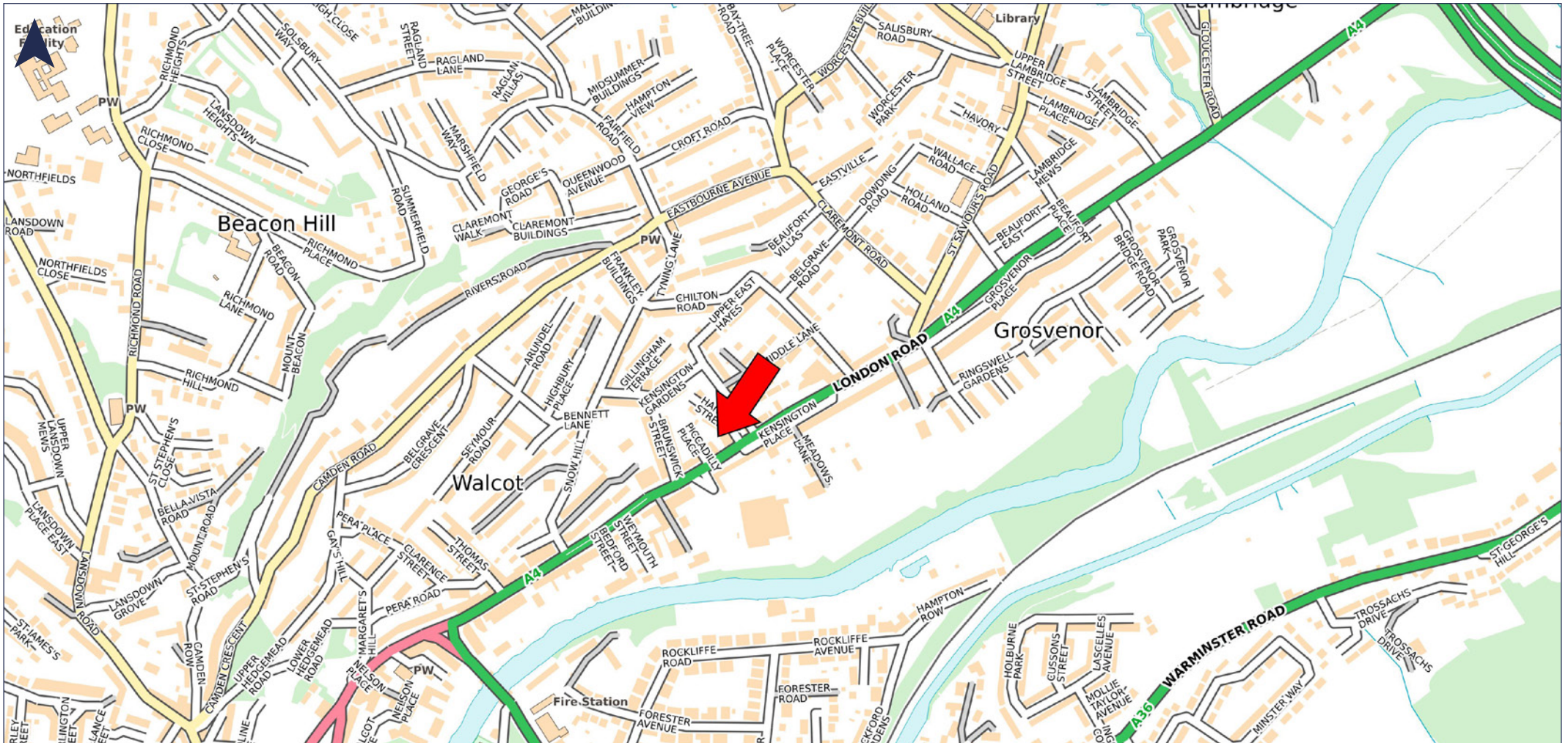
**Nathan Clark**

M 07983 460 230

E nathan.clark@cs-re.co.uk







82 Walcot Street  
Bath, BA1 5BD  
t 01225 432789  
e info@cs-re.co.uk

[www.cs-re.co.uk](http://www.cs-re.co.uk)

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