

# TROWBRIDGE HOUSE

128-130 CORONATION AVENUE, BATH, BA2 2JP

FREEHOLD PUBLIC HOUSE INVESTMENT  
FOR SALE

savills



No stopping  
except to load  
or unload

Public Notice

FREE PUB  
FROM  
5PM  
ON  
TUE & WED

Includes the  
BAND  
DAY CARE  
CENTRE  
• 1st Floor  
• 2nd Floor  
• 3rd Floor  
• 4th Floor  
• 5th Floor  
• 6th Floor  
• 7th Floor  
• 8th Floor  
• 9th Floor  
• 10th Floor

FOOTBALL

VN57 NFP

# TROWBRIDGE HOUSE, 128-130 CORONATION AVENUE, BATH, BA2 2JP

## HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to two private individuals
- Property arranged over ground, basement and first floor extending to 3,864 sq ft
- Current rent of £43,594 per annum
- Lease expires February 2032
- The rent is subject to five yearly open market rent reviews and annual uncapped RPI increases
- Business unaffected by sale
- [Google Street View Link](#)
- **We are instructed to invite offers in excess of £640,000 (6.5% NIY)**
- **Virtual Tour**



## LOCATION

Located in a suburb of the Cathedral City of Bath in the county of Somerset, 1.6 miles (2.6 kilometres) southwest of the Bath city centre and 12.6 miles (20.3 kilometres) south east of Bristol.

Trowbridge House is situated fronting Coronation Avenue in a densely populated residential area which is in proximity to Oldfield Park train station and a University of Bath SU building.

## DESCRIPTION

The property comprises the ground, basement and first floor of a two storey detached building with stone elevations beneath a pitched and hipped roof.



## ACCOMMODATION

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**Ground Floor:** The ground floor provides an open plan trading area with a central bar servery and seating on loose tables and chairs for 44 customers. Ancillary areas include customer WC's.

**Basement:** Skittle alley, customer WC's and beer cellar.

**First Floor:** The first floor comprises living accommodation with four bedrooms (two en-suite), kitchen, living room and bathroom.

**Externally:** There is a customer terrace and covered smoking solution to the rear.

## VIRTUAL TOUR

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<https://vt.ehouse.co.uk/tKPXC5gQaNW>

## TENURE

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The property is held freehold (Title Number AV213597).

## TENANCY

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The entire property is let to two private individuals on 13.5 year lease from 18 August 2018 at a current rent of £43,594 per annum which is subject to five yearly open market reviews and annual RPI increases (except in the open market review year). A rent deposit of £10,490 is held by the landlord.

## PLANNING

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The property is not listed or situated within a conservation area.

## VAT

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It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.



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## EPC

E-101

## TERMS

We are instructed to invite offers in excess of £640,000 (6.5% NIY) assuming the usual purchasers costs.

## FIXTURES AND FITTINGS

The fixtures and fittings are currently owned by the occupational tenant.

## MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.

## SIMILAR INVESTMENT OPPORTUNITIES

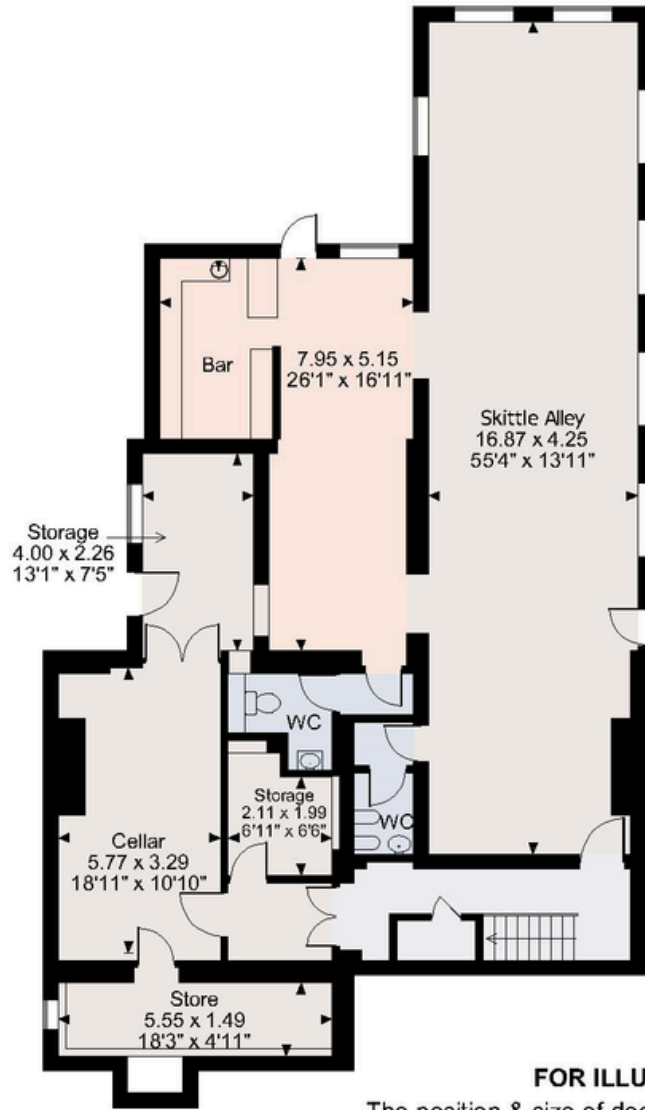
If you have an ongoing requirement for similar investment opportunities then please visit the following website for a selection of properties we are currently marketing: [https://sites.savills.com/tavernportfolio/en/page\\_171175.php](https://sites.savills.com/tavernportfolio/en/page_171175.php)



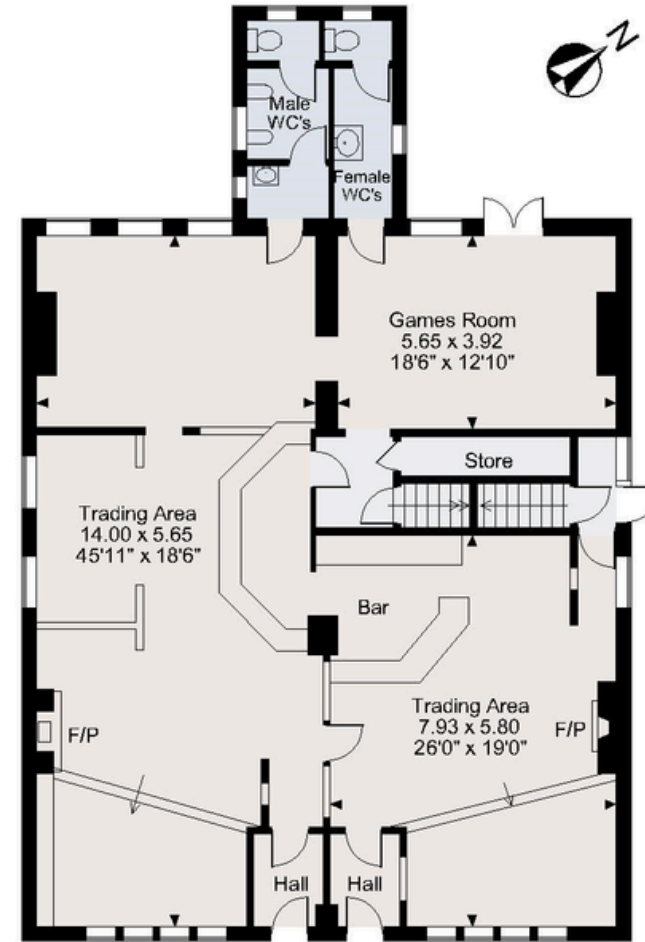
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**Trowbridge House, Coronation Avenue, Bath**  
 Lower Ground Floor gross internal area = 1,956 sq ft / 182 sq m  
 Ground Floor internal area = 1,908 sq ft / 177 sq m  
 Total gross internal area = 3,864 sq ft / 359 sq m



**Lower Ground Floor**



**Ground Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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## VIEWINGS

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All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

For further information and all viewing requests please contact the sole selling agents Savills.

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