

# THE SWAN HOTEL

1 CHURCH STREET, BRADFORD – ON – AVON, BA15 1LN

**PRIME FREEHOLD DEVELOPMENT OPPORTUNITY  
AVAILABLE FOR SALE WITH VACANT POSSESSION  
GUIDE PRICE: £495,000 + VAT**





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## HIGHLIGHTS INCLUDE:

- Guide Price £495,000 + VAT
- Substantial Grade II\* Listed four storey development opportunity in the heart of Bradford-on-Avon
- Ground floor Bar/Restaurant for c. 84 covers
- 12 ensuite bedrooms
- Excellent transport links to Bath and Bristol
- Good sized car park and external trade
- Alternative use subject to obtaining the necessary consents

## LOCATION

Nestled in the heart of Bradford upon Avon, The Swan benefits from a prime location in this picturesque Wiltshire town. With its historic buildings, scenic canal, and vibrant local shops and eateries, Bradford upon Avon is a popular destination for visitors seeking a blend of history and natural beauty. Bradford - on - Avon is located 7 miles east of Bath and 7 miles west of Melksham. The town enjoys excellent transport links with Bradford - on - Avon train station being nearby providing easy access to Bath, Bristol, London, and other major cities.

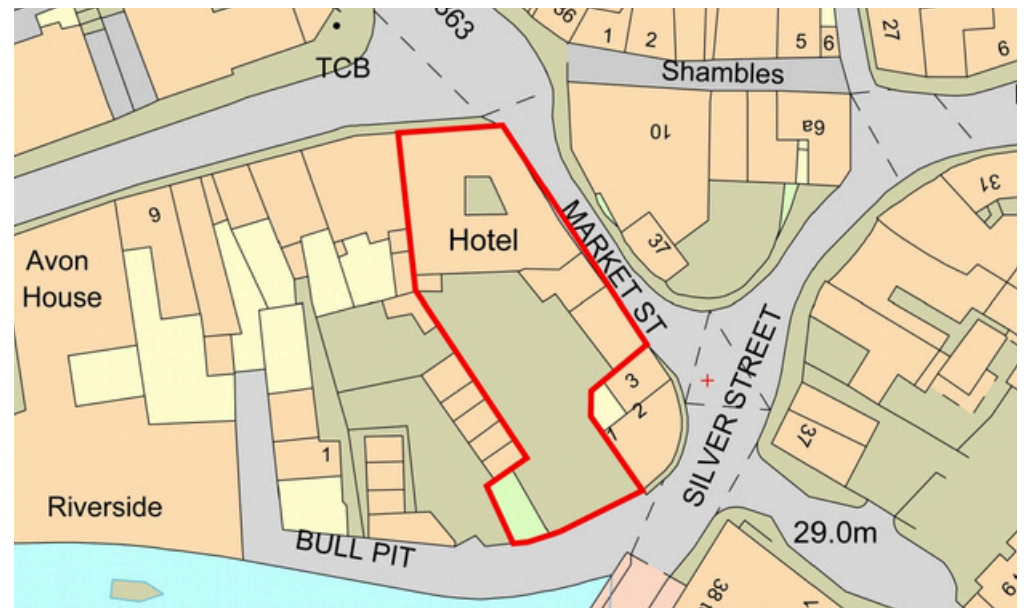
## DESCRIPTION

The Swan is a charming Grade II\* listed pub/hotel with 12 well-appointed bedrooms, each featuring its own en-suite bathroom. The property is arranged over basement, ground, first and second floors. The basement comprises an open plan bar and dance area with a capacity of around 80 covers. The ground floor trading area boasts a spacious and welcoming bar area which interlinks to the dining area providing an open plan restaurant for around circa 70 covers. In addition, there is a large function room to the rear and side of the property located at ground level which has a capacity for 40. The basement and ground floor ancillary areas includes; commercial kitchen, customer W/C's, basement cellar, staff office and other associated stores.

The first and second floors provides hotel accommodation with 12 good sized en-suites bedrooms scattered across both floors.

Additionally, The Swan Hotel features a convenient car park at the rear of the property for approximately 14 spaces, ensuring ample parking space for guests.

The property sits on a plot size of approximately 0.228 of an acre and has a Gross Internal Area of approximately 14,000 square feet.



## OPPORTUNITY

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The Swan presents a unique opportunity to acquire an attractive Grade II\* listed establishment in a sought-after location. The pub/hotel is available with vacant possession. The property requires significant investment/development to bring into operational standard and therefore it is anticipated that the property will be of interest to pub operators, boutique hoteliers, developers, investors and builders. Alternative use may be considered subject to obtaining the necessary consents.

## TENURE

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The pub is being sold freehold with vacant possession.

## RATEABLE VALUE

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The current Rateable Value for The Swan Hotel is assessed at £17,000

## EPC

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The property has an EPC Rating of D-83. A copy of the EPC Certificate is available upon request.

## PLANNING

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The property is Grade II\* Listed, located within a Conservation Area and falls within Flood Zone 3.

All planning enquiries should be directed to Wiltshire Council.

## TRADING

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The premises are currently closed for trading and will be sold with the benefit of vacant possession.

## GUIDE PRICE

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Guide price: £495,000 + VAT

## SERVICES

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We are verbally advised that all mains services are connected to the property.

## FIXTURES AND FITTINGS

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The sale of the property will not include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.



## PREMISES LICENSE

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It is understood that the property currently possesses a Premises Licence. Further details are available upon request.

## VIEWINGS

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The property is currently closed and all viewings must be arranged through the sole selling agents Savills.

## VAT

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VAT will be applicable on the sale of this property.

## MONEY LAUNDERING

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



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savills



THE SWAN HOTEL

THE CELLAR BAR

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