



RISING SUN INN
3-4 GROVE STREET, BATH,
BA2 6PJ

**FREEHOLD DEVELOPMENT
OPPORTUNITY
FOR SALE**

savills



RISING SUN INN, 3-4 GROVE STREET, BATH, BA2 6PJ

HIGHLIGHTS INCLUDE:

- Prime city centre freehold For Sale
- Attractive Grade II Listed four storey development opportunity
- Excellent transport links to Bristol and London
- Central location close to numerous bars, pubs and retailers
- Good sized rear trade garden
- The property suffered extensive fire damage in September 2022
- **We are instructed to invite offers of £695,000 plus VAT**

LOCATION

The Rising Sun is situated just off Pulteney Street on Grove Street and is located within Bath City Centre. Bath is bursting with heritage and character and is a UNSECO World Heritage Site to the Roman Baths.

The property is uniquely positioned close to Bath Rugby Recreational Ground, Pulteney Weir and numerous bars, pubs and retailers. Bath train station is a 10 minute walk which provides excellent transport links to Bristol and London.

Bath has long been notorious for its rich selection of both high street favourites and independent boutiques.

DESCRIPTION

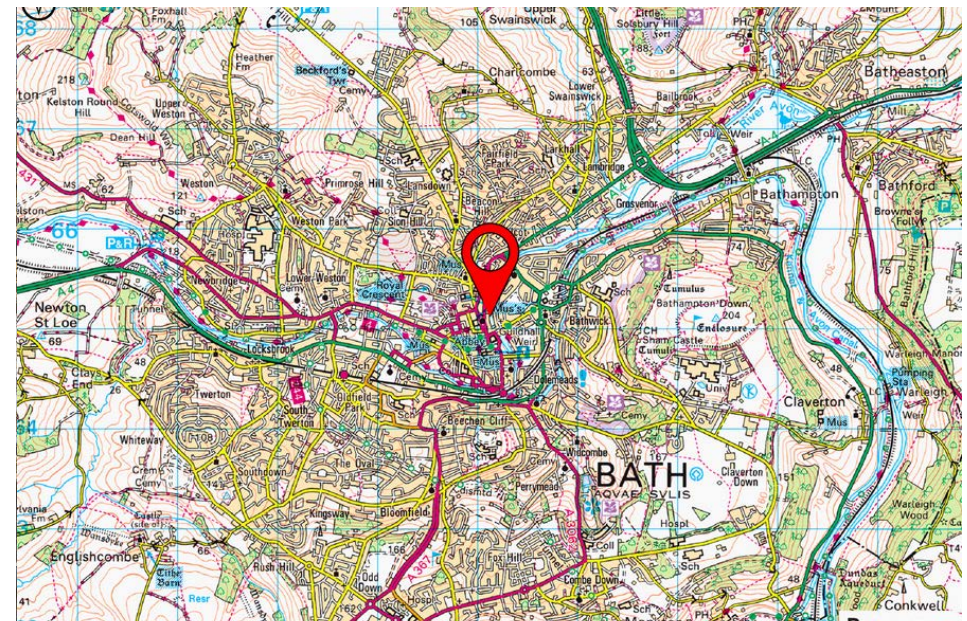
The Rising Sun is a substantial Grade II listed terrace property of Bath stone construction. The property was subject to a fire and is arranged over basement, ground, first, second and third floors. Formerly the property comprises on the ground floor two main bars, kitchen and cellar with associated stores. The upper floors previously were 8 en-suite letting rooms and 4 rooms used for staff accommodation.

To the rear of the building there is a trade garden which is separately accessed off Grove Street.

Please note that the subject property experienced a fire incident in September 2022 and therefore requires significant investment/development to bring into operational standard. The property will be of interest to investors, developers and builders.

Alternative use subject to obtaining the necessary consents.

The property sits on a plot size of approximately 0.078 of an acre.



TENURE

The property is being sold freehold with vacant possession.

RATEABLE VALUE

The property has a current rateable value of £14,500.

PLANNING

The property is within a Conservation Area and is Grade II Listed.

EPC

The property formerly had an EPC rating of G.

TRADING

The premises are closed for trading.

SERVICES

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

FIXTURES AND FITTINGS

Fixtures and fittings will be included in the sale unless agreed. Any third party items, such as gaming machines, dispense equipment, sound system etc, will also be excluded.

VIEWINGS

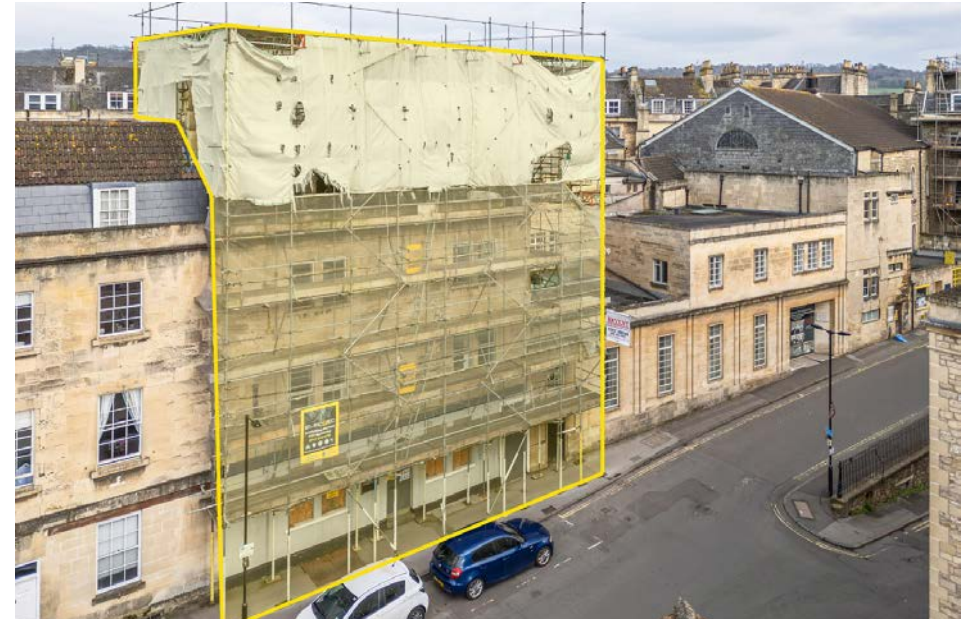
The property is currently closed and all viewings must be agreed through the sole selling agents Savills.

VAT

VAT will be applicable on the sale of this property.

MONEY LAUNDERING

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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VIEWINGS

All viewings must be made by prior appointment.

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

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