



Bengal Brasserie

Ref: 3460441

32 Milsom Street, Bath, BA1 1DG

Leasehold: £59,950, Annual Rent: £16,500

Long Free of Tie Lease

Superb City Centre Location

Restaurant (circa 40 covers)

Bar & Reception Area

Commercial Catering Kitchen

Low Rent of £16,500pa. Energy rating C



Description

This unique Cellar Restaurant & Bar is located in the heart of Bath and is available on a long 'free of tie' lease agreement. The business currently trades as an Indian Restaurant although offers many opportunities with potential as a cafe, bar, or restaurant. A main entrance off Milsom Street takes you into the cellar and main trading areas.

Location

This superbly positioned business is situated on Milsom Street, a prominent and popular street in the heart of Bath City Centre. The business is surrounded by shops and offices and is an extremely busy thoroughfare in Bath.

Bath is a highly desirable spa town that dates back to Roman times and still offers the thermae spas. The city is very popular for short breaks and attracts a huge number of tourists throughout the year.

Ground Floor

Located on the Ground Floor is the main entrance from Milsom Street leading into a charming alleyway and taking clients down into the cellar area. The entrance offers clear street signage.

Other Floors

The Lower Ground Floor offers small and intimate rooms benefitting from 40 covers along with a Reception/Bar Area. The Commercial Catering Kitchen is well equipped and located on the rear of the property.

The Opportunity

This is an excellent opportunity to acquire a leasehold business situated in the heart of Bath City Centre offering a variety of opportunities. The business is available on a 'free of tie' lease agreement with 14 years remaining and a rent of only £16,500 per annum.



Fixtures & Fittings

All trade fixtures and fittings are included in the lease purchase, a full inventory will be supplied.

Trading Information

We are informed turnover for year ending 12/19 was £240,542 (net of vat).

Trading Hours

Monday Closed
Tuesday - Sunday Midday - 2pm & 5pm - 10pm

Business Rates

Rateable value effective from 1 April 2023 will be £12,500.

Regulatory

Premises Licence





Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

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

Graeme Clifford

Business Agent

T:+44 117 946 8518

M:+447546 698 681

E:graeme.clifford@christie.com

Bristol



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189