



## The White Lion

229 London Road East, Batheaston, Bath, BA1 7NB

- Free house in village high street setting
- Close to the fringe of the city
- Community based wet sales style business
- Interconnecting bars and integral skittle alley
- Three bedroomed flat
- Enclosed yard and private balcony
- Potential to increase/add food trade

Leasehold Offers Invited



## LOCATION

The White Lion is Grade II Listed and occupies a prominent village centre position on London Road East in Batheaston, approximately two miles to the east of Bath. This is an historic village which stands on the northern banks of the River Avon. Batheaston (population 2,700) has been by-passed in recent times which has enhanced the village. Batheaston has good road connections standing on the original Fosse Way. The A4 is on the fringe of the village and close by is the A46 dual carriageway which provides quick access to the M4 motorway.

## TRADE AREAS

Front entrance porch. The Trading Areas provide four interconnecting areas with a MAIN SECTION having feature stone mullion fireplace suitable for a log burning stove. An adjoining Front SNUG also includes a fireplace to accommodate a log burning stove. The rear, split level GAMES AREA includes a wooden floor and adjacent to this is an intimate SNUG with feature brickwork. Centrally situated bar servery with dark panelled service counter and back bar display cabinet. Male and female toilets. KITCHEN with safety floor covering (this has not been used for commercial purposes). Integral SKITTLE ALLEY with solid floor playing surface. Integral GARAGE with side access to the refrigerated BEER STORE.

## OWNERS ACCOMMODATION

At first floor there are TWO DOUBLE BEDROOMS and ONE small SINGLE BEDROOM/OFFICE. SHOWER ROOM with large shower cubicle. Boiler cupboard.

## EXTERNAL

FORECOURT NARROW SEATING AREA. To the rear of the property is a fully enclosed, triangular shaped INNER YARD. At first floor level there is a private ROOF TOP PAVED BASED PATIO.

## THE BUSINESS

In the hands of tenants since 1999 whose lease expires in 2020 at which point they do not wish to renew due to retirement.

As the business has been occupied by tenants there are NO TRADING ACCOUNTS. Interested parties will need to make their own appraisal as to the viability of the business.

## TENURE & PRICE

### LEASEHOLD OFFERS INVITED.

The White Lion is offered on a new free of tie lease agreement with a guide rent of £20,000 per annum. Rent reviews are every five years with RPI indexation increases annually. The rent is payable by quarterly instalments in advance. The new tenants will need to pay £1,200 towards the landlords legal costs. The new tenants will also need to pay a security deposit of one quarters rent.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

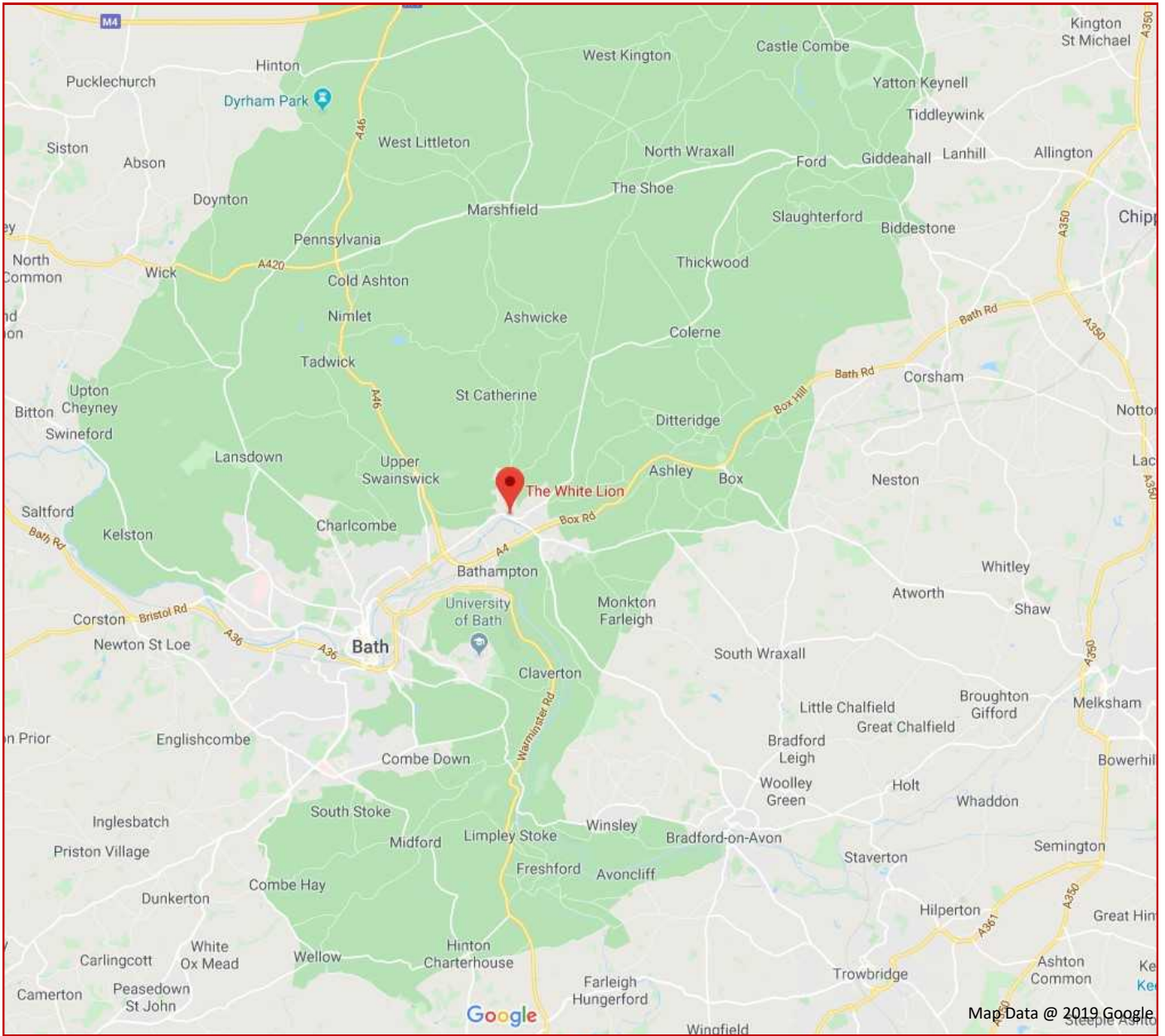
## LICENCE

A Premises Licence is held for supply of alcohol, late night refreshment and provision of facilities for music and dancing. Permitted hours are 11am until 12am Monday to Thursday, 11am until 1am Friday and Saturday and 12pm until 11.30pm Sunday.

## SERVICES

All mains services are connected. Gas fired central heating.





## EPC

The property is Grade II Listed and therefore does not require an Energy Performance Certificate.

## BUSINESS MORTGAGES – 01834 849795

We can help with arranging funding for your purchase of this or any other business.

## INNPLAN INSURANCE – 01432 378696

Immediate and competitive cover for your property, business and contents

## UTILITY HELPLINE – 01432 378690

Some of our clients have saved as much as 46% off their gas and electricity bills with our impartial price comparisons

Tel: 01460 259100

Email:

[SouthWest@sidneyphillips.co.uk](mailto:SouthWest@sidneyphillips.co.uk)

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

Sidney Phillips Limited, Shepherds Meadow, Eaton Bishop. Hereford, HR2 9UA Registered in England and Wales: No. 2362635

