



File Ref: W-118521

1 Sawclose

1 Sawclose, Bath, Somerset BA1 1EY



Restaurant

Tenure
To Let


Price
Nil Premium

- Prime Bath city centre leasehold restaurant/bar
- High footfall sought after location
- Surrounded by national operators and retailers
- Accommodation extends to circa 3,800 sq ft
- Formerly licensed until 2am



Nick Fisher

Senior Associate

 0117 946 9730

 nick.fisher@fleurets.com

Sole Letting Rights

Fleurets 
Leisure Property Specialists

1 Sawclose

Bath, Somerset BA1 1EY



Restaurant



Map data ©2021
Google © Copyright (2021). All rights reserved.

Location

Bath is a highly desirable and affluent historical city being designated a World Heritage Site in recognition of its international cultural importance. The property occupies a prime city centre location fronting Sawclose, an established and high footfall leisure destination which links to the main retail pitches, as well as Southgate shopping centre. The property is surrounded by a number of national and independent leisure operators including Giggling Squid, Zizzi, Five Guys, Pizza Express, Las Iguanas, The Oven, Amarone, Pintxos and Vino Vino, as well as the Theatre Royal Bath.

Description

The property comprises an attractive corner building where Sawclose meets Upper Borough Walls and Barton Street. The premises are arranged over basement, ground and upper floors and enjoy plenty of natural light. The property is part-fitted at basement, ground and first floor and includes extraction equipment and various commercial kitchen appliances, as well as a wooden bar servery and dumb waiter.



Map data ©2021
Google © Copyright (2021). All rights reserved.

1 Sawclose

Bath, Somerset BA1 1EY



Trade

The property has traded as a bar and restaurant for a number of years, being situated amongst an array of restaurant and leisure operators. This is a desirable location given the high levels of footfall and complementary operators nearby and the accommodation lends itself to a variety of restaurant and bar uses.

Accommodation

Ground

Benefitting from two entrances on Sawclose, the ground floor accommodates a bar servery, customer seating areas and a central staircase leading to some additional seating, as well as providing access to the basement level. The ground floor has wooden floorboards and a mix of patterned wallpaper and wood panelled walls.

Basement

A wooden staircase with metal frame and handrail leads to the basement accommodation. This comprises a further customer seating area with Altro flooring and exposed stone walls. Ancillary accommodation includes a commercial kitchen, with extraction canopy and various cooking appliances, as well as male and female customer WCs. Pavement vaults provide additional storage space. At lower basement level is further storage space within pavement vaults, and a meter cupboard.

At lower basement level is further storage accommodation within pavement vaults, as well as a meter cupboard.

First Floor

The first floor is accessed by a secondary staircase adjacent to the ground floor bar servery, and comprises a second commercial kitchen with extraction canopy and a walk-in cold store. Further accommodation includes a private dining space with fireplace.

1 Sawclose

Bath, Somerset BA1 1EY



File Ref: W-118521

Second Floor

The second floor comprises a manager's office and a staff room fitted with domestic kitchen appliances.

Third Floor

At third floor there is further ancillary accommodation, comprising two separate rooms, each with its own fireplace and windows overlooking Sawclose.

Floor Areas

The property has been measured in accordance with the RICS Code of Measuring Practice on a Gross Internal Basis as follows:-

Ground	79.53 sq m	856 sq ft
Basement	132.11 sq m	1,422 sq ft
Lower Basement	59.83 sq m	644 sq ft
First	40.79 sq m	439 sq ft
Second	19.79 sq m	213 sq ft
Third	19.79 sq m	213 sq ft
TOTAL	351.84 sq m	3,787 sq ft

Tenure

The property is available by way of a new lease on terms to be agreed. The guide rent is £50,000 per annum and will be subject to 4 yearly rent reviews. The lease will be drafted on full repairing and insuring terms.

Planning

The building is Grade II Listed and situated within the Central Bath Conservation Area.

Licence

The property benefitted from a Premises Licence that permitted trade until 2am on Fridays and Saturdays. An ingoing tenant will need to make a new licensing application to Bath and North East Somerset Council.



Business Rates & Council Tax

The property is in an area administered by Bath & North East Somerset Council. The 2017 Rateable Value has been assessed at £28,000.

EPC

An EPC has been commissioned and further information will be available on request.

Services

We are advised the premises are connected to all mains services.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

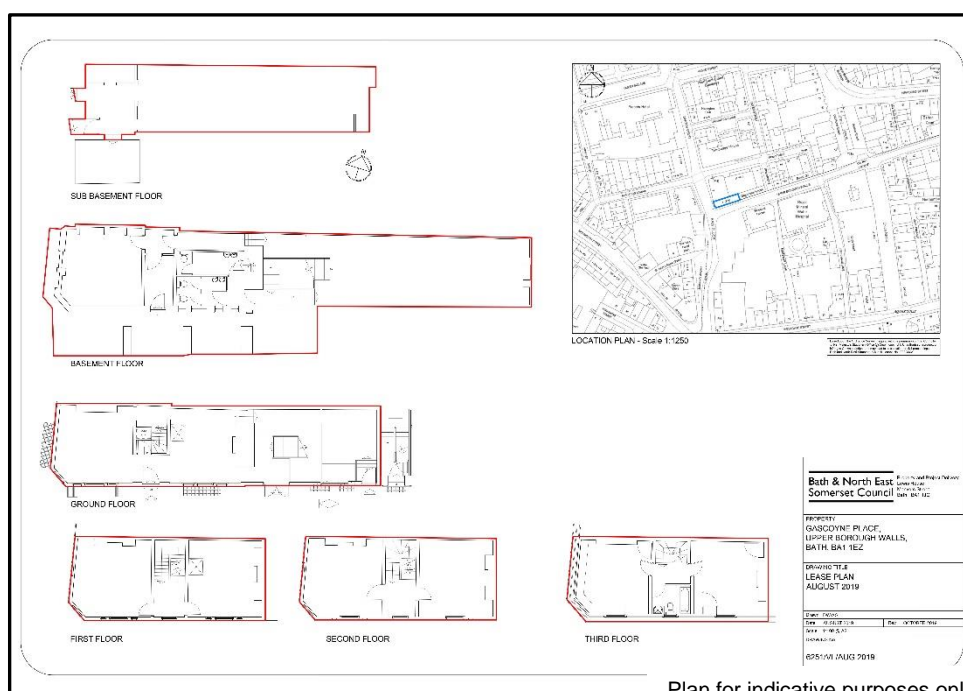
Viewing

Strictly by appointment through Fleurets' West and South Wales office on 0117 923 8090.

COVID GUIDELINES - When attending a viewing please follow the latest Covid-19 related government guidelines in respect of wearing suitable PPE and social distancing. All parties attending any viewing will have their contact details recorded. If you are experiencing any Covid-19 symptoms please do not attend the viewing. We reserve the right to refuse access to any party who does not comply with the latest government guidelines.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.



Bath, Somerset BA1 1EY



Bath



Experian Goad Plan Created: 29/07/2021
Created By: Fleurets



Copyright and confidentiality Experian, 2020. © Crown
copyright and database rights 2020. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601
6011

Our Services

- ▶ Agency - Buying & Selling
- ▶ Expert Witness
- ▶ Investment
- ▶ Landlord & Tenant - Rent Reviews
- ▶ Market Intelligence
- ▶ Valuations
- ▶ Taxation, CPO, Consultancy & Litigation
- ▶ Planning Viability Reports

Fleurets[®]
Leisure Property Specialists



Important notice: Unless otherwise stated, all properties are being dealt with on a Sole Selling Rights basis. The prices and other particulars regarding properties are correct at the time of going to press. As prices can be altered by the vendor at any time, interested potential buyers should check the latest position with Fleurets before viewing. The information contained in this publication is not to be reproduced in whole or in part without the expression permission in writing of Fleurets Ltd. Fleurets' Privacy Policy is freely available on request by post or on our website.

© Copyright - Fleurets Ltd. 2021 London. 'All rights reserved'

Our Regions



London

☎ 020 7280 4700
✉ london@fleurets.com



Midlands

☎ 0121 236 5252
✉ birmingham@fleurets.com



North West

☎ 0161 683 5445
✉ manchester@fleurets.com



North

☎ 0113 234 0304
✉ leeds@fleurets.com



West & South Wales

☎ 0117 923 8090
✉ bristol@fleurets.com



South

☎ 01273 429500
✉ brighton@fleurets.com



East

☎ 01223 402600
✉ cambridge@fleurets.com



Scotland

☎ 020 7280 4700
✉ scotland@fleurets.com