

FORMER GARFUNKELS

The Empire Hotel, Orange Grove, Bath, BA1 1LP



Key Highlights

- Highly prominent location in the centre of Bath, overlooking Bath Abbey and the Parade Gardens
- Nearby occupiers include Browns, Framptons and Bills
- Accommodation at ground and basement levels, plus external terrace
- GIA approx. 648 sq m (6,972 sq ft)
- New lease available - rental offers invited

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Location

The Building benefits from a unique location in the centre of the City of Bath overlooking Bath Abbey, the Parade Gardens and the River Avon/Pulteney Weir. The World Heritage City is a world renowned tourist destination with almost 5 million visitors per year spending in excess of £430m.

The subject property is located opposite the Bath Abbey and next door to Browns and Framptons bar/restaurant. Other tourist destinations within a short walk include the world famous Roman Baths, Guildhall, Holburne Museum and Theatre Royal.

Description

The restaurant comprises the ground floor and part basement of the former Empire Hotel, which was historically converted to private residential accommodation. The restaurant benefits from numerous historical features with high ceilings, decorative stone and plaster work. In addition to the internal trading areas, there is a conservatory and external terrace overlooking Bath Abbey.

Accommodation

The premises are configured to provide principle trading accommodation at ground floor, with ancillary accommodation including a catering kitchen with prep area, separate walk in fridge and freezer, and beer cellar to the rear. Customer toilets, staff facilities and managers office are located at basement level.

Approximate Floor Areas

The property has the following approximate gross internal areas.

AREA	SQ M	SQ FT
Ground Floor Trading	402	4,322
Kitchen Area	82	887
Conservatory	36	384
External Terrace	55	592
Basement	128	1,379
TOTAL	703	7,564

Tenure

The property is available by way of a new lease on terms to be negotiated.

Rateable Value

The unit is entered in the 2017 Rating List with a Rateable Value of £161,000. The National Multiplier for England and Wales for 2019/20 is £0.504.

Premises Licence

The property has the benefit of a Premises Licence in accordance with the Licensing Act 2003. We understand that the premises are permitted to sell alcohol under the following hours:

Monday to Saturday	10:00 to 00:00
Sunday	12:00 to 23:30

Planning

The property is Grade II Listed and is situated within the Bath City Centre Conservation Area.

EPC

An EPC is in the course of preparation.

Branding

The former trading name and any branded items are not being included with the property which must be completely re-branded before being reopened.

Fixtures & Fittings

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required.

VAT

All figures quoted are exclusive of VAT.

Viewings

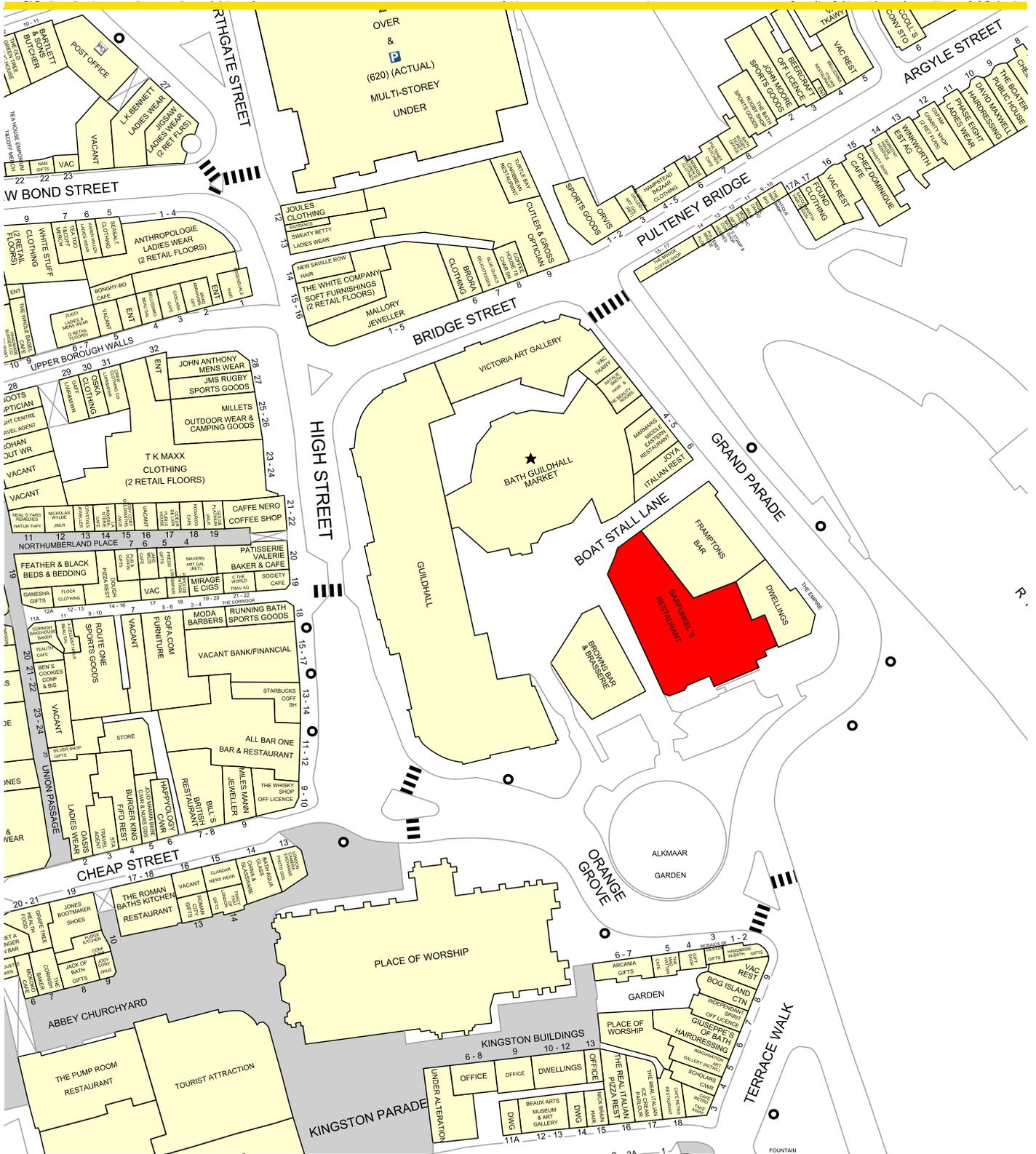
All viewings must be arranged by prior appointment via the sole selling agents Savills.

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