

The Tasburgh House

WARMINSTER ROAD • BATH • BA2 6SH



View from Lot 2

The Tasburgh House Hotel

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“15 bedroom boutique hotel benefitting from delightful views over Bath and the surrounding countryside”

15 tastefully decorated, en suite bedrooms

Bar, restaurant and conservatory

Spacious owners' accommodation

Terraces to rear of property for al-fresco dining

In total, the site extends to circa 5.7 acres



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SITUATION

Tasburgh House is located on Warminster Road on the east outskirts of Bath's City Centre. The hotel enjoys views over the City and the surrounding countryside and is well located for all Bath's Heritage attractions.

Tasburgh House Hotel was built in 1891 originally as the family home of the former Royal Photographer to Queen Victoria, John Berryman. Due to his influential position, he was granted

permission to build the property with Norfolk brick, where he originated, opposed to the traditional "Bath Stone".

Bath is easily accessible from Tasburgh House, located just 1.4 miles from the City centre, and Bath Spa Railway Station, which offers nationwide rail connections and regular services to London Paddington and Bristol, is just 1.7 miles from the Hotel.

The property sits alongside the Kennet & Avon Canal which provides beautiful canalside walks and bicycle rides. From Bristol to Bath the canal follows the natural course of the River Avon before being connected by a canal to the River Kennet near Newbury. The Kennet and Avon Canal has become a popular tourism destination for canoeing, fishing, walking and cycling.



BATH

Bath is a city of extraordinary beauty with a long history. The importance of Bath was recognised in 1987 when it was designated a "World Heritage Site" the only city in England to be honoured in this way. It remains one of the most popular holiday destinations in England. One of the main tourist attraction's is the Thermae Bath Spa which opened in 2006. Visitors to the city are now able to enjoy Britain's only natural thermal waters as the Celts and Romans did over 2,000 years ago.

Visitors are drawn to Bath for its famous Roman remains and by some of the finest architectural sights in Europe such as the Royal Crescent, The Circus and Pulteney Bridge. Bath is well known for its classical 18th century Georgian architecture. Bath remains one of the UK's premier tourist attractions for both inbound and domestic visitors, with Visit Britain recording 1.96 million nights on average per year between 2013 and 2015.



PUBLIC AREAS

On the ground floor of the hotel there is a reception area, a lounge with a bar, dining room and a sunny conservatory with a terrace overlooking the gardens.

ACCOMMODATION

Guest accommodation is provided in 15 en suite bedrooms. Room grades are set out below:

Room Grade	Quantity
Single	1
Triple	2
Quadruple	1
Standard Double	2
Superior Double	5
Deluxe Double/Twin	4

OWNERS' ACCOMMODATION

Currently there is a one bedroom owners' accommodation with a Bathroom, Conservatory/Office, Kitchen, Laundry Room and Lounge. There is potential to reconfigure this space to offer two bedrooms. Alternatively this space could be converted to provide further letting accommodation.



EXTERNAL AREAS

Adjacent to the hotel building is a garage with office/storage space underneath.

There are delightful external terrace areas which offer al-fresco dining in the summer.

Beyond the terraces there are formal gardens.

There is on site parking available.

Beyond the gardens is a meadow park extending down to the Kennet and Avon Canal.

In total, the site extends to around 5.7 acres.

GENERAL INFORMATION

Services

All mains services.

Licences

Premises Licence

Tenure

Freehold

Energy Rating

EPC rating is D

Trade

This is a retirement sale.

The business is established and profitable and is currently owner operated. A dedicated website offers booking facilities and is available at www.tasburghouse.co.uk/.

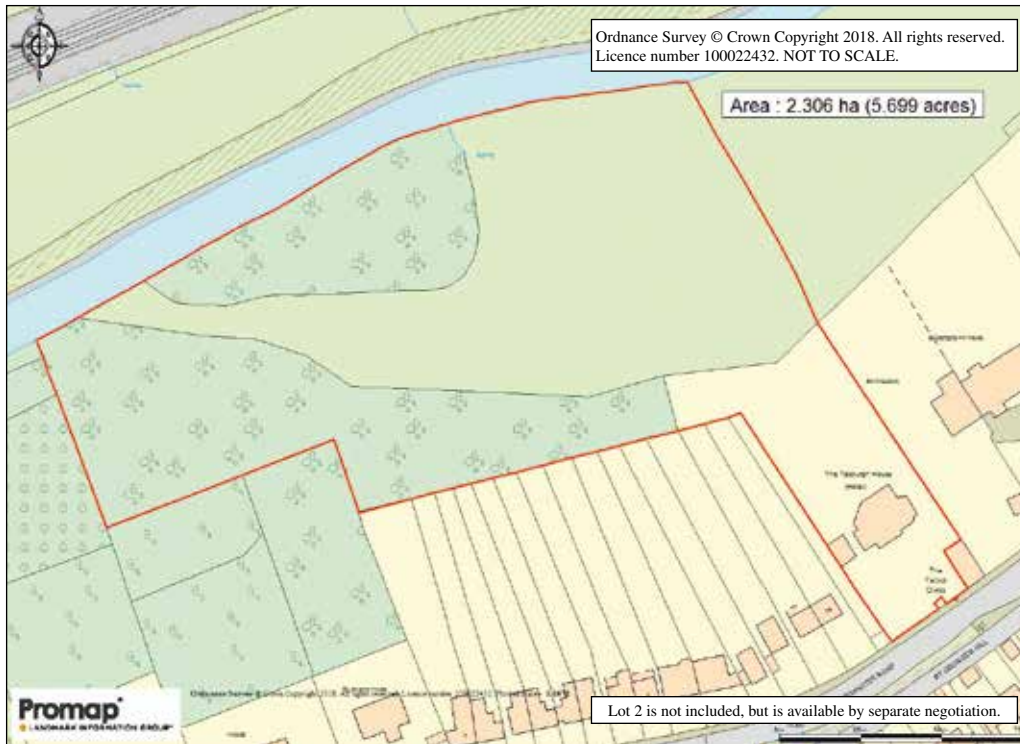
TUPE

The purchaser will be required to comply with the relevant legislation in respect of present employees.

VAT

Should the sale of the property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.





Fixtures and Fittings

Trade inventory will be included in the sale. Stock at valuation on completion.

Local Authority

Bath and North East Somerset, 3 - 4 Manvers Street, Bath

Website: <http://www.bathnes.gov.uk/>

Rateable Value

£33,500 for the site and premises.

Viewings

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

Agents Note

The property being sold is owned by a relation of an employee of Savills.

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