



KINGS HEAD, 40 HIGH STREET, WESTON, BATH, BA1 4BX

TOTAL GROUND FLOOR AREA— 154.21 SQM (1,660 SQFT)

LOCATION

Weston is a suburb in Bath located approximately 2 miles north west of the city centre and is within close proximity to the Royal United hospital. The Kings Head occupies a prominent corner position at the top of the High Street which comprises mainly local business alongside a large Tesco Express.

DESCRIPTION

The property has most recently been used as a public house arranged over ground floor with residential accommodation on the upper floors. The new owners are open to a variety of uses, subject to planning. The ground floor offers open plan retail space with a separate kitchenette and W/C. The upper floors are specified for residential use and can be included or excluded within the lease agreement.

TENURE

The premises are available on a new full repairing and insuring Lease on terms to be agreed.

ACCOMMODATION

| Property (NIA) | M ² | Ft ² |
|------------------------|----------------|-----------------|
| Ground Floor Sales | 154.21 | 1,660 |
| First Floor Ancillary | 130.15 | 1,401 |
| Second Floor Ancillary | 68.66 | 737 |
| Basement Ancillary | 98.19 | 1,057 |
| Total | 451.22 | 4,855 |

RENT

Ground Floor & Basement only: £25,000 per annum, exclusive.

Alternatively the landlord will consider letting the whole building—rental on application.

VAT

All figures are exclusive of VAT, which will be charged at the prevailing rate.

BUSINESS RATES

The property is due to be reassessed.

ENERGY PERFORMANCE CERTIFICATE

The EPC will be made available to interested parties on application.

COSTS

Each party is responsible for its own legal costs incurred in this transaction.

VIEWINGS

All viewings should be made through the sole agents Carter Jonas 01225 747260.

CONTACT :

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