



PICCADILLY PLACE, LONDON ROAD, BA1
£400,000*

Carter Jonas

PICCADILLY PLACE, LONDON ROAD, BA1

Chapter One, 1a London Road, Bath BA1 6PL
Gross Internal Area (Approx.)
261 sq m / 2,810 sq ft



A spacious freehold former Brewpub with a large three bedroom flat above situated in a prominent corner position on London Road within close proximity Bath city centre. The property may offer potential for redevelopment/change of use subject to obtaining the necessary planning consents. The property is Grade II listed.

PROPOSAL

We are instructed to seek offers in excess of £400,000 (Four Hundred Thousand Pounds) subject to contract and exclusive of VAT. Offers should clearly state the following:

- i) The identity of the party making the offer.
- ii) Confirmation and proof of funding demonstrating an ability to exchange and complete the purchase within a declared timescale.
- iii) Proposed timescale for exchange and completion.
- iv) Any conditions attached to the bid.
- v) Offers are preferred to be on an unconditional basis.
- vi) Confirmation of solicitor's details. The vendor is not bound to accept the highest or indeed any offer.

The EPC will be made available on application The council tax band is: B

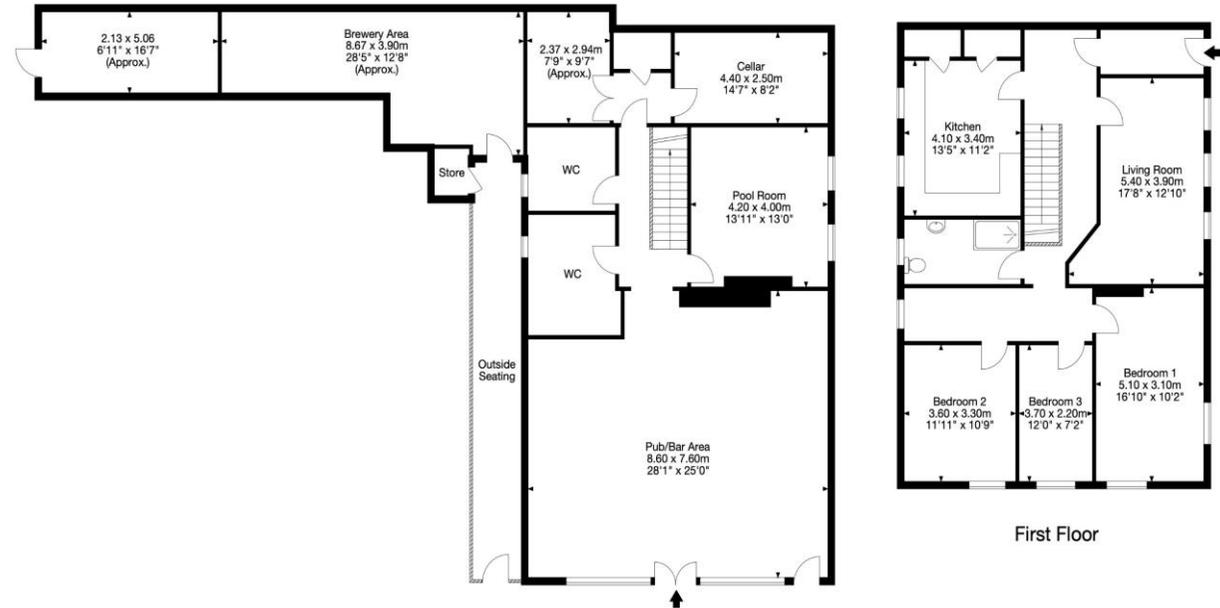
Total area is: 261 sq m / 2,810 sq ft
Ground Floor Commercial - 162 sq m / 1,743 sq ft
First Floor Residential- 102 sq m / 1,097 sq ft

BATH

Bath is a city of international report, located approximately 100 miles west of London and 13 miles east of Bristol. Bath is served by excellent transport links, including frequent train services to Bristol Temple Meads and London Paddington.

DESCRIPTION

A well located and substantial two storey GII listed building comprising a ground floor brewpub with a three bedroom apartment above, to be sold with vacant possession. Would suit anyone looking to run their own brewpub with the facility to brew beer in the purpose made brewery in the former skittle alley complete with drain floor. Subject to permissions, one could also gain permission for change of use to residential, but this option has not yet been explored.



The ground floor is arranged as a main bar area, pool/dining room, ladies and gents toilets, beer cellar and former skittle alley most recently used as a brewery to service the pub. The first floor consists of a spacious flat, in need of some modernisation, with three bedrooms, a living room, kitchen/diner and bathroom. The flat is accessed from the ground floor below but also benefits from a separate entrance from Hanover Street. There is also door access to side straight through to the brewery area. Subject to planning, one may well be able to provide parking by removing part of the skittle alley/brewery to the rear, as there is vehicular access to the side archway.

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5 - 6 Wood Street, Bath, BA1 2JQ