

FREEHOLD LICENSED PREMISES

# The Englishcombe Inn

Englishcombe Lane, Bath, BA2 2EL

**For Sale Freehold**

**Guide Price £1 million plus VAT**

**Sole Selling Agents**

PROPERTY DETAILS



A substantial two storey detached Bath stone property with the benefit of large garden and car park.

- **Potential development site within 1.5 miles of Bath city centre**
- **Currently trading as a public house**
- **Overall site amounting to approximately 0.79 acres**

# The Englishcombe Inn

Englishcombe Lane, Bath, BA2 2EL



## Location

The Englishcombe Inn is situated in a pleasant densely populated residential suburb approximately 1.5 miles from Bath city centre. The property is a substantial double fronted detached Bath stone building constructed circa 1926 with the benefit of good sized gardens and car parking. The site amounts to around 0.79 acres in size.

## Accommodation

The property is currently being operated as a wet led public house. Entrance through double doors leads into the ground floor trading area comprising a series of linked rooms arranged to provide a large open plan public bar. To the rear of the building is a detached skittle alley/function room. Trade and private gardens are located to the side and rear of the property.

Ancillary trade areas include customer WC's, store rooms and cellarage. First floor accommodation contains an extensive three bedroom manager's apartment.

**The property, located in a good quality Bath suburb, offers an exciting opportunity for redevelopment to alternative commercial or residential use, subject to the necessary permissions being granted.**

## General Information

### Rating.

It is understood the current Rateable Value is £11,250.

### Services.

All mains services are connected to the property.

### Tenure.

The premises are offered freehold with vacant possession.

### VAT

The sale of the property will attract VAT.

## Viewings

Please note all viewing instructions must be arranged through this properties sole selling agents.

Contact: Timothy Meek (tim@jamesabaker.co.uk) or George Walker (george@jamesabaker.co.uk) at the address below.

## Property Misdescriptions Act 1991

JAMES A BAKER for themselves and for the vendors of this property, whose agents they are, give notice that:

1.The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract. 2.Descriptions, dimensions, reference to condition and planning permission for use and occupation and other details are given without responsibility and intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item. 3.It is emphasised that in these particulars of sale, items of furniture, fixtures, fittings and equipment mentioned are for descriptive purposes only and do not necessarily form part of the trade inventory referred to above. 4.No person in the employ of James A Baker has any authority to make or give any representation or warranty whatsoever in relation to this property.

[www.jamesabaker.co.uk](http://www.jamesabaker.co.uk)



Seven Stars House, 4-5 Avon Buildings, Lower Bristol Road, Bath, BA2 1ES

Tel 01225 789343 Fax 01225 789572 email enquiries@jamesabaker.co.uk website www.jamesabaker.co.uk  
Viney Ltd Reg No 04515765. Registered in England and Wales. Registered Office: Seven Stars House. VAT Reg No 752840133