



The George

67 Woolley Street, Bradford on Avon,
Wiltshire BA15 1AQ

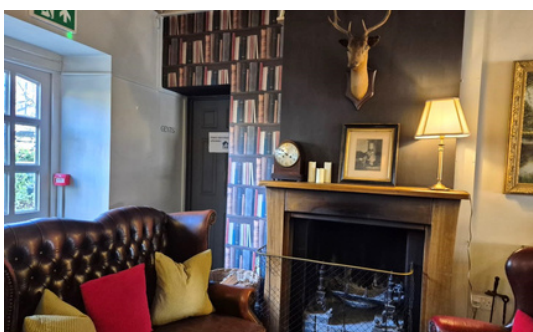
Free-of-Tie Leasehold
£20,000



£20,000

**to include the extensive range
of trade equipment,
fixtures, fittings and goodwill.**

**Additional funds will be needed
for rent deposit, rent in advance
and for the purchase of
wholesale stock at valuation.**



FEATURES

- Nr Bath - Free of Tie pub & restaurant with letting rooms
- Net annual takings around £480,000
- Two luxury letting suites each sleep 4 with bedroom, lounge, kitchenette and bathroom
- One further ensuite double letting room
- Full of character ground floor dining space for 60 and bar for 20
- Very well fitted commercial kitchens
- Two first floor function rooms offer great trading scope
- Lawned garden to rear and car park to front
- Annual rent circa £35,000 – 20 year lease from 2015
- In popular riverside town of Bradford on Avon near Bath

LOCATION

The George is located in the picturesque and historic town of Bradford on Avon, a riverside Wiltshire community noted for its period architecture, scenic charm and welcoming atmosphere. The town is home to a population of approximately 10,405 residents according to the 2021 census, offering a lively yet close-knit setting.

Bradford on Avon is also popular with tourists, drawn by its canal, historic buildings, shops, pubs and restaurants, which contribute to its strong visitor appeal. Ideally positioned just 8 miles (approximately 13 km) from the historic city of Bath, the property enjoys excellent access to wider amenities, transport links and cultural attractions.

This desirable location blends the tranquillity and charm of a heritage town with easy connectivity, making it highly favourable for both residents and visitors alike.

THE BUSINESS PREMISES

Entrance Vestibule
(3.5 m x 2.3 m)
Provides access to:

Dining Room 1 (L-Shaped)
(6 m x 6 m)

Seats up to 22 with large sash windows, half panelled walls and views over the open show kitchen.

Dining Room 2
(5.3 m x 5.9 m)

Seats around 24. Another room full of character with beamed ceilings, large sash windows. There is a wood-burning stove with stone surround.

Bar Area

(6.3 m x 6 m)

Seating 22. With a stunning fireplace, beamed ceilings, herringbone wooden floor.

The bar servery has a panelled front, heavy oak top and a full range of equipment behind including two back bar refrigerators, professional coffee machine and glass washer.



Ladies WC

Gents WC

Commercial Kitchen

(2.9 m x 6.4 m)

Open-plan to the first dining area. This very well fitted commercial kitchen includes a full range of equipment including six-ring hob and oven, gas griddle, professional extraction canopy, flexi-combi oven, commercial microwave and a full range of additional stainless steel encased preparation and refrigeration units.



Wash-Up

(6.3 m x 2 m)

With double bowl sink unit, commercial dishwasher together with a range of stainless steel worktops and refrigerated units.

Cellar

Walk-In Cold Room

FIRST FLOOR

First floor landing provides access to:

Letting Accommodation and:

Family WC and Baby Changing

(2.8 m x 2.2 m)

With low level flush WC, pedestal wash hand basin and baby changing unit.

Function Room 1 – The Hanover

(6.2 m x 5.3 m)

A stunning room with stripped wooden floor, wood-burning stove with heavy duty fireplace surround, panelled walls.

Plenty of space to seat 30. A lovely bright double aspect room suitable for a variety of uses.



Function Room 2 – The Brunswick

(4.8 m x 4.3 m)

Another room full of character with Victorian style open fireplace, panelled walls, a heavy beamed ceiling and space to seat around 20.

Internal landing leads to:

Storage Cupboard

LETTING ACCOMMODATION

Letting Room 1 - Sage

(4 m x 3.8 m)

With double bed, double sash windows and a fitted kitchenette with floor mounted kitchen units, wooden worktop, stainless steel sink unit and shelving.

En-Suite Shower Room

With corner fitted shower unit, vanity basin and low level flush WC.

Steps to:

Letting Suite 1 - Rosemary (A Two-Room Suite)

Bedroom

(5.5 m x 2.5 m)

With double bed, sash windows offering lovely country views, seating area and access to:

En-Suite Shower Room

With corner shower unit, pedestal wash hand basin and low level flush WC.

Sitting Room / Kitchenette

(4.8 m x 5.6 m)

Having sash windows, floor mounted kitchen units with wooden worktop, integrated hob, stainless steel sink unit. There is also a dining table with three chairs and a sofa bed.

This suite can sleep up to 4 people.



Letting Suite 2 – Thyme (A Two-Room Suite)

Double Bedroom

(4.8 m x 5 m)

A lovely double room with stunning double bed, two armchairs, a fold down table, double sash windows and access to:



En-Suite Shower Room

(1.8 m x 2.3 m)

With corner shower unit, pedestal wash hand basin and low level flush WC.

Internal stairs provide access to:

Lounge / Kitchen

(4.6 m x 5.6 m)

With floor mounted kitchen units, wooden kitchen worktop, integrated stainless steel sink unit, dining table and two two-seater sofas (one of which is a sofa bed).



This suite can sleep up to 4 people.

OUTSIDE

Outside Rear

A part patio/part lawned trade garden is found to the rear of this property.

Here there is capacity for around 40.

Outside Front

There is bench seating on a raised patio area for 8.

Car Park

At the front for around 14 (plus plenty of on-street parking all around).



Sprosen Grosvenor is the vendors agent and give notice that (1) This particulars do not constitute any part of an offer or contract (2) None of these statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves that that the statements contained therein are correct (3) Measurements where given are approximate and for guidance only (4) No tests have been carried on appliances or equipment and Sprosen Grosvenor are unable to provide any warranty as to their condition. Prospective purchasers should therefore check that such equipment is in satisfactory working order and suitable for the purposes before entering into any contract.

Front Storage Area (adjacent to the kitchen)

Second Front Storage Area (with storage shed and bin store area)

Large Detached Garage

(5.2 m x 3.5 m)

Housing freezers and refrigerators, shelving for linen, wine and spirit store and a small office.

DEVELOPMENT POTENTIAL

There is scope to create further letting rooms by developing space in the garage and function rooms.

THE PROPERTY

Stands detached set over three storeys constructed of traditional Bath stone.

The property benefits from mains gas, electric, drainage and is centrally heated throughout.

THE BUSINESS

Trades as a busy food-led public house with rooms.

Annual turnover over the last financial year was circa £480,000 net of VAT.

Full and more detailed trading figures can be provided after applicants have viewed the premises.

TENURE

The property is subject to a 20-year lease with the Wellington Pub Company which commenced 1st July 2015. This lease is fully renewable and protected under the terms of the 1954 landlord and tenant act.

Current passing rent is circa £36,727 excluding VAT per annum.

Rateable Value

From 1 April 2026 this will be £20,750. This is not what you will pay.

EPC – link

<https://find-energy-certificate.service.gov.uk/energy-certificate/3054-1547-5346-6214-9888>



VIEWING AND FURTHER INFORMATION

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