



REF: 812

The Forester & Flower

Bradford Road, Combe Down, Bath, BA2 5BZ

Leasehold Free of Tie

£150,000



The asking price of £150,000 includes the leasehold property, trade fixtures, fittings and equipment, and the goodwill of the business, plus stock at valuation.



FEATURES

- A well-presented licensed premises in Combe Down, Bath, offered for sale due to the owners' retirement
- Main bar currently laid to seat around 34, with a further dining room seating around 20
- Six individually named letting bedrooms, each with en-suite or private bathroom facilities
- A separate three-bedroom cottage with its own farmhouse-style kitchen/breakfast room – ideal as owners' accommodation or a further source of income
- Modern commercial kitchen with extensive equipment
- Private gardens plus a customer car park for up to around 12 vehicles
- Owners' suite comprising a bed/sitting room with a separate bathroom

LOCATION

Combe Down is a popular residential village on the southern edge of the World Heritage City of Bath, Somerset, within easy reach of Bath city centre and its wealth of shops, restaurants and visitor attractions.

The Forester & Flower sits on Bradford Road, one of the main routes into Combe Down, in a predominantly residential setting with a strong local following. The property benefits from a main bus route into Bath passing close by, with services taking just a few minutes to reach the city centre – a real draw for both passing trade and staff commuting in from Bath itself.

Combe Down's elevated position also gives it a village-like feel of its own, with attractive stone cottages and green spaces including Combe Down Quarry and Firs Field close at hand, while remaining just a short hop from everything Bath has to offer.

THE APPEAL OF BATH

Bath itself is renowned for its Georgian architecture, Roman Baths and thriving tourism trade, and benefits from excellent road and rail links, including a mainline station with regular services to London and Bristol.

This proximity to Bath is a significant draw for the business. Bath is consistently ranked among the most-visited cities in the UK – tourism survey data has placed it as high as 11th nationally by visitor numbers – drawing an estimated 6 million-plus visitors a year, including well over a million staying visitors, and generating in excess of £450 million for the local visitor economy annually. As a World Heritage Site famous for the Roman Baths, the Royal Crescent and its Georgian streetscape, the city attracts a steady year-round flow of UK and international tourists.

The Forester & Flower's position just a short bus ride from the city centre places it perfectly to capture passing trade, overspill accommodation demand and visitors keen to explore beyond the city centre itself – a genuine advantage for both the letting rooms and the trading business.

THE BUSINESS PREMISES

Main Bar

Currently laid to seat around 34 in eclectic furnishings. A beautiful room with a stunning Bath stone fireplace with inset wood-burning stove, half-panelled walls and a stripped wooden floor.

Bar Servery

A long bar servery with a panelled wooden frontage, two back bar refrigerators, non-slip floor, fitted sink unit and shelving.

Ladies & Gents WC

Situated directly off the bar, with two WC cubicles, tiled floor and a double wash hand basin, all very well presented.

Dining Room

Situated through double doors from the main bar, with space to seat around 20 in a very well-presented room with stripped wooden floors, half-panelled walls and a part-exposed beamed ceiling. Currently used by the owners as a private sitting room, but fully licensed and would readily convert back to business use.

KITCHEN & CELLARS

Commercial Kitchen

A modern fitted space including a commercial extraction system, stainless steel workstation, six-ring hob, commercial oven and other commercial equipment.

Cellars

Beneath almost the whole of the property, comprising substantial cellarage including a beer cellar, together with a number of further storerooms. Subject to planning permission, these rooms could be put to alternative use.

LETTING ACCOMMODATION

A separate door from Bradford Road provides letting guests with direct access into a hallway/vestibule, with six individually named letting bedrooms arranged over the ground and first floors.

Letting Room 1 (Forget-Me-Not)

A huge letting room on the ground floor, boasting a four-poster bed with its own seating area, table and chairs. A large Bath stone fireplace provides a centrepiece.

Luxury Shower Room

Serving Forget-Me-Not, with corner shower, separate WC and a wash hand basin with vanity unit.

First Floor Landing

Provides access to Letting Rooms 2-6.

Letting Room 2 (Daisy)

A beautifully decorated double room on the first floor, with double-glazed UPVC windows.

Daisy's Bathroom

Situated off the main hallway, with corner shower unit, pedestal wash hand basin and low-level flush WC.

Letting Room 3 (Rose)

A lovely double room with part-panelled walls and double-glazed windows.

En-Suite Shower Room (Rose)

A modern fitted shower room with shower, wash hand basin and WC.

Letting Room 4 (Iris)

Another beautiful double room with a double-glazed window.

En-Suite Bathroom (Iris)

With roll-top bath, low-level flush WC and pedestal wash hand basin.

Letting Room 5 (Lily)

A further very well-presented double room.

Private Bathroom (Lily)

Situated off the landing, with corner shower unit, pedestal wash hand basin and low-level flush WC.

Letting Room 6 (Pansy)

A stunning double room with a four-poster bed and double-glazed windows.

En-Suite Shower Room (Pansy)

With pedestal wash hand basin, low-level flush WC and shower cubicle.

Owners' Suite

Comprising a bed/sitting room with a separate bathroom.

| SEPARATE COTTAGE

Entrance Vestibule

A large entrance vestibule with a quarry tiled floor.

Farmhouse-Style Kitchen/Breakfast Room

A modern fitted farmhouse-style kitchen with solid wooden worktops, Belfast sink and a modern Aga/oven with five-ring hob, together with a dining area and further seating space.

Ground Floor Bedroom One

A large double bedroom with a beamed ceiling and feature fireplace.

First Floor Landing

Reached via stairs from the ground floor, providing access to:

Bedroom Two

A double bedroom with a feature fireplace.

Bedroom Three

A double bedroom with a feature fireplace.

Family Bathroom

With part-tiled walls and linoleum tile-effect flooring, comprising panelled bath with shower over, low-level flush WC and a wash hand basin surrounded by vanity units.

OUTSIDE

Cottage Garden

A seating area for the cottage leads to a large lawned private garden with mature shrubs and trees.

Private Garden

A further private garden dedicated for the owners' use.

Customer Car Park

To the rear of the property, providing parking for up to around 12 vehicles.

THE BUSINESS

We can provide trading figures to seriously interested parties once they have visited the premises. We are advised that The Forester & Flower is currently trading as a public house, with trade generated from both the bar and its letting accommodation, although the dining room is presently used by the owners as private space. It remains fully licensed and could be readily reinstated as additional trading space.

Our client has owned and run The Forester & Flower for the past twenty years, and this is a genuine retirement sale. The business is currently run very much to suit the owner's own lifestyle, with the bar open just one evening a week and no food currently served – the dining room being used instead as private space (see above). This leaves considerable scope for an incoming operator to substantially develop the trade.

The property offers a versatile mix of trading space, six letting bedrooms and a separate three-bedroom cottage, providing scope for a variety of income streams for an incoming operator.

TENURE

The Forester & Flower is offered for sale on a leasehold basis, free of tie.

The asking price of £150,000 includes the leasehold property, trade fixtures, fittings and equipment, and the goodwill of the business, plus stock at valuation.

The property is held on a 20-year lease, free of tie, commencing 17th December 2020, at a current rent of £30,000 per annum.

RATEABLE VALUE

The Rateable Value is circa £13,000. At this level, the property is likely to qualify for full Small Business Rates Relief, though prospective purchasers should confirm the rates payable with the Local Authority.

VIEWING AND FURTHER INFORMATION

Please Call or Whatsapp:

0333 414 9999 (Monday-Friday 9am-5pm)

Bruce Sprosen 07467 947296 (out of hours)

Please Email: bruce@sprosen.com

Website: www.sprosen.com



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.



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.



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.



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 giver 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.