



8 St George's Place  
Upper Bristol Road  
Bath  
BA1 3AA

### CENTRAL BATH

Offers in excess of £300,000 are invited for the 999 year leasehold interest, business goodwill and all catering equipment.

- Iconic Hamburger Takeaway in Bath
- Established for over 43 years
- Freehold of the whole building may be available via separate negotiation.

## LOCATION

Bath is a city of international renown, 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.

The property is located on St Georges Place to the west of Bath City Centre. It is approximately a 10 minute walk to the city centre and 15 minutes to Bath Spa Train Station and the Bus Station. The property is also a short walk away from the iconic Royal Crescent which attracts tourists to Bath all year round.

## DESCRIPTION

The property is located on the main A4 towards Bristol set within a Grade II listed building.

The shop comprises of a ground floor sales area with digital menu displays. Kitchen facilities to the rear complete with full height freezer, full height fridge, double sink, stainless steel worktops and shelving. There is ancillary storage in the basement including a walk-in fridge and walk-in freezer and stainless steel racking. The W/C is also located in the basement.

It is a staff run operation headed by a manager of 35 years standing.

The business has been established since 1982 and traded successfully since that time under the same ownership. Sale due to the retirement of the owner.

## ACCOMMODATION

	Sq M	Sq Ft
Basement	22.77	299
Ground Floor	25.95	279
<b>Total</b>	<b>48.72</b>	<b>578</b>

## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

## TERMS

The property is available on an existing 999 year lease along with the profitable business and goodwill. Accounts will be available to seriously interested parties.

**Offers are invited in excess of £300,000 for a 999 year 'virtual' freehold interest, along with business goodwill and all catering equipment. Stock at valuation.**

## VAT

All figures quoted are exclusive of VAT. We understand that there will be no VAT payable here on the property.

## BUSINESS RATES

Current rateable value (1 April 2023 to present) -

£2,750

Due to small business rates relief, the majority of parties will find that the rates payable will be Nil.

## FURTHER INFORMATION

Should you require further information please contact:

**carterjonas.co.uk**

## THE BUSINESS

**Turnover—£486,000 p.a**

**Adjusted net profit for year to 31st March 2024 is £81,760**

(£9,346 per week.) (To year end 31st March 2024)

**Food Hygiene Rating — 5 (September 2024)**

**Delivery Platform Ratings OPENING HOURS**

Just Eat—4.3/5 Sunday—Thursday

UberEats—4.4/5 12noon-Midnight

Deliveroo—4.5/5 Friday & Saturday

12noon-2am

A Premises Licence is held allowing trading hours until 2am Monday—Thursday and until 4am on Friday and Saturday.

Opportunity to extend trading for Breakfast Trade and/or Late Evening Trade.

Could benefit from using Social Media platforms (Facebook, Tik Tok, Instagram, Snapchat etc) which is not currently being utilised to advertise and promote the business.

## VIEWINGS

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

## SUBJECT TO CONTRACT

### Philip Marshall

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**Carter Jonas**