



Belushi's Bar & St Christopher's Inn

Ref: 4256535

9 Green Street, Bath, BA1 2JY

Leasehold: Premium Offers Invited, Annual Rent: £103,000

Large character 4-storey building

Ground floor Sports bar & diner (82 seating)

Caters for guests, locals, tourists

Hostel style accommodation (total 52 beds)

Potential to convert to Boutique style hotel

"Free of tie" lease within the L&T 1954 Act. Energy Rating 48



A large character 4-storey corner property of bath stone construction under a slate mansard styled roof with dormer windows and part flat roof to the rear elevation.

Internally, the property consists of a themed ground floor sports bar & restaurant with a number of large wall mounted flat screened TV's.

Included within the demise there is at present a Hostel style hotel which is separately approached at street level, to the upper floors, providing 12 letting rooms, currently configured to private as well as shared dormitory style rooms.

Location

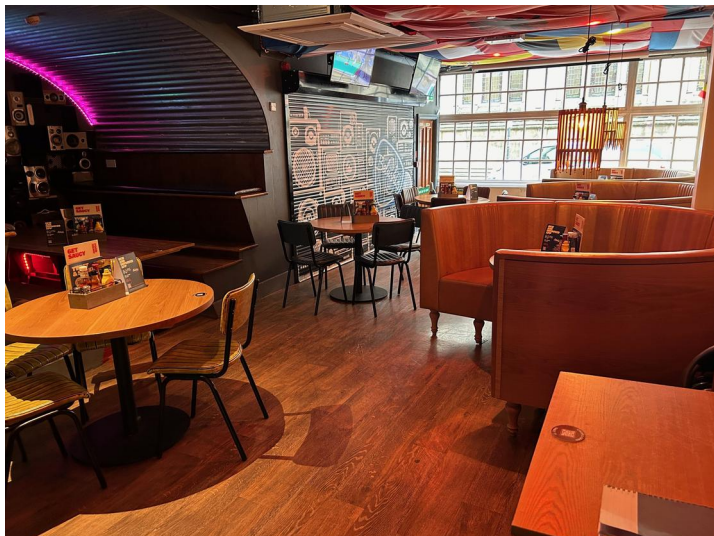
Belushi's Bar & St Christopher's Inn is situated on the corner of Green Street and Broad Street, on the northern edge of the City centre, in an area of upmarket retail businesses.

Bath is a world heritage City renowned internationally for its historic past, Roman Baths and classic architecture. The City is a major tourist attraction with some 2 million visitors each year.

Bath is a well known tourist attraction and has been designated by UNESCO as a world heritage site. The City has good communications with mainline railway services to London Paddington and Bristol Temple Meads. Bath is easily accessible from the M5 motorway, junction 18 and is approximately 9 miles to the north and is also at the intersection of the A4 Bristol to London road.

Internal Details

- Bar area with bar servery and hotel reception desk area
- Three section bar/restaurant with guest self-service breakfast area (82 seating)
- Basement guest locker room



External Details

There are no external areas to the property.

Additional Areas

- Ground floor disabled WC's
- Ladies and gents WC's
- Well equipped catering kitchen
- Basement beer cellar, bin store and linen room
- 2 staff rooms with WC's
- Manager's office

Letting Accommodation

Separately approached at street level, providing a total of 12 bedrooms currently configured:

- 1 private double bedroom with ensuite bathroom
- 2 further private double bedrooms with shared WC & shower facilities
- 2 six bedroom dormitories
- 3 twelve bedroom dormitories
- WC's/showers room
- Guest "chill-out" lounge on the third floor



The Opportunity

The business currently operates as a branded St Christopher's Inn and Belushi's Sports Bar which is open to non as well as hotel guests. Belushi's is an all day Sports Bar offering all day dining and live sports on large HD televisions. Other entertainment includes regular live music, Karaoke, pub quiz evenings, student nights and DJ entertainment. As well as a wide range of beers, lagers, spirits and cocktails, a food menu is provided including light snacks and various meat, salad and vegetarian dishes.

The accommodation, which is separately approached from street level, is at present, hostel style accommodation providing 52 beds within 12 rooms, with custom driven by UK and overseas tourists visiting this affluent historic Spa City and it's many tourist attractions within Bath and surrounding areas.

Whilst the business enjoys a good steady trade, the building and it's layout is highly conducive for the current business to be re-positioned to a pub/brasserie with boutique or hotel style accommodation.



Fixtures & Fittings

We are advised that all trade fixtures and fittings at the property are included within the price, excluding any items which may be on lease agreements. All company badged items and signage will be removed prior to completion.

Trading Information

Trading information can be provided to seriously interested parties upon request.

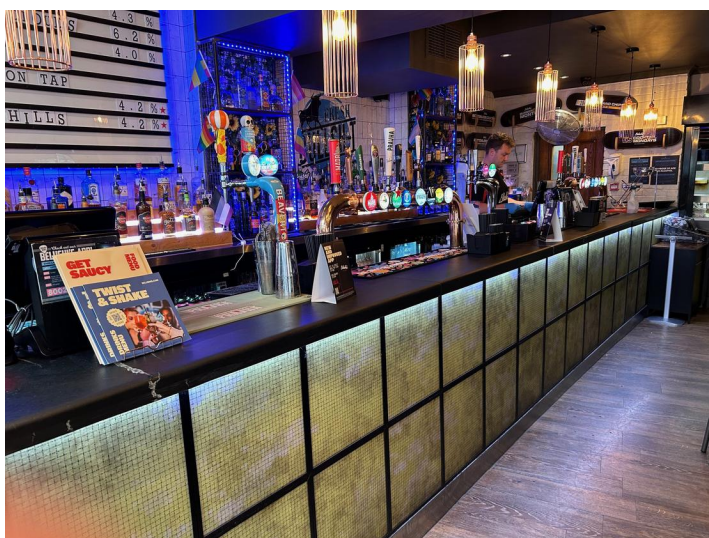
Trading Hours

Belushi's currently operates Monday & Tuesday 11am to midnight and Wednesday to Sunday 11am to 2am.

Tenure

Leasehold

The property is currently held on a "free of tie" lease for a term of 30 years from February 2003 from Bath City Council. The current rent is £103,000 per annum with a 5 yearly rent review pattern.



Business Rates

The rateable value is £77,500 with effect from 1st April 2023.

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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