

Bengal Brasserie

- On one of Bath's prime tourist attractions
- 40 cover restaurant in high footfall area
- Net turnover £253,826 YE 31.12.23
- Rent £16,500 per annum
- Free of tie leasehold
- Energy rating C

32 Milsom Street, Bath, BA1 1DG

Leasehold: £35,000

Annual Rent: £16,500

Ref: 3460441





LOCATION

The restaurant occupies a prime position on Milsom Street, central Bath's most prestigious and historic shopping street, an area of high footfall amongst retail outlets, offices, and other dining and drinking venues.

Milsom Street is one of the city's foremost tourist attractions with visitors drawn by the Georgian architecture, vibrant retail and hospitably scene, and it's proximity to other landmarks such as the Jane Austen Centre, The Royal Crescent, and Roman Baths.

The area attracts thousands of visitors from across the globe annually and is part of the city's Milsom Quarter Masterplan, which aims to enhance its profile as a hub for fashion, culture, and hospitality which will incorporate 180 new residences and the reopening of the iconic Jolly's Department store, which is opposite the Bengal Brasserie.

Nearby local and national hospitality operators include:

- Bosco Pizzeria c. 55 metres away
- Miller & Carter c. 55 metres away
- The Ivy Bath Brasserie c. 56 metres away
- Charm Thai Restaurant c. 67 metres away

Bath Spa Railway Station c. 0.5 miles | Oldfield Park Station c. 0.9 miles | M4 c. 19 miles

Taxi Cabs, buses and e-scooters can all be accessed nearby and there are several car parks within walking distance.

THE OPPORTUNITY

The opportunity to acquire the leasehold of Bengal Brasserie, Bath presents a great proposition for an operator seeking a well-established restaurant venue in a prime location.

Being situated on prestigious Milsom Street, the venue benefits from high footfall, and proximity to luxury retail, cultural attractions, and transport links.

With approximately 40 covers, a fully equipped kitchen and a longstanding customer base, the business could offer a turnkey operation with consistent performance and positive online reviews.

There is also growth potential through:

- Changing/upgrading the offer
- Modernising the interior
- Expanding trading hours
- Enhancing the digital presence
- Capitalising on Bath's year-round tourism

Whether building on the existing business or developing a new offer, this site offers a great opportunity in a superb location.



DESCRIPTION

Its long-standing presence and consistent performance have made Bengal Brasserie a local favourite and a hidden gem among Bath's dining options.

The restaurant operates from a cellar-level premises with a ground-floor entrance directly off Milsom Street. There are approximately 40 covers in an intimate dining space, complemented by a small reception/bar area and a well-equipped commercial kitchen.

Despite its compact size, the basement setting adds to its charm and ambience.

INTERNAL DETAILS

- Reception/Bar
- Dining Room (40)
- Commercial Kitchen
- Customer WCs

FIXTURES & FITTINGS

All trade fixtures and fittings are included in the sale and will be free from loan, lease and hire purchase agreements.

TRADING INFORMATION

- Net turnover year ended 31/12/2022 £253,826
- Net turnover year ended 31/12/2022 £234,078

STAFF

A full list of staff will be made available in due course.

TRADING HOURS

Tuesday to Sunday: 12pm to 2pm and 5pm to 10pm

TENURE

Freeholder: Bath City Council
Lease start date: 1st May 2018
Lease Term: 16 years

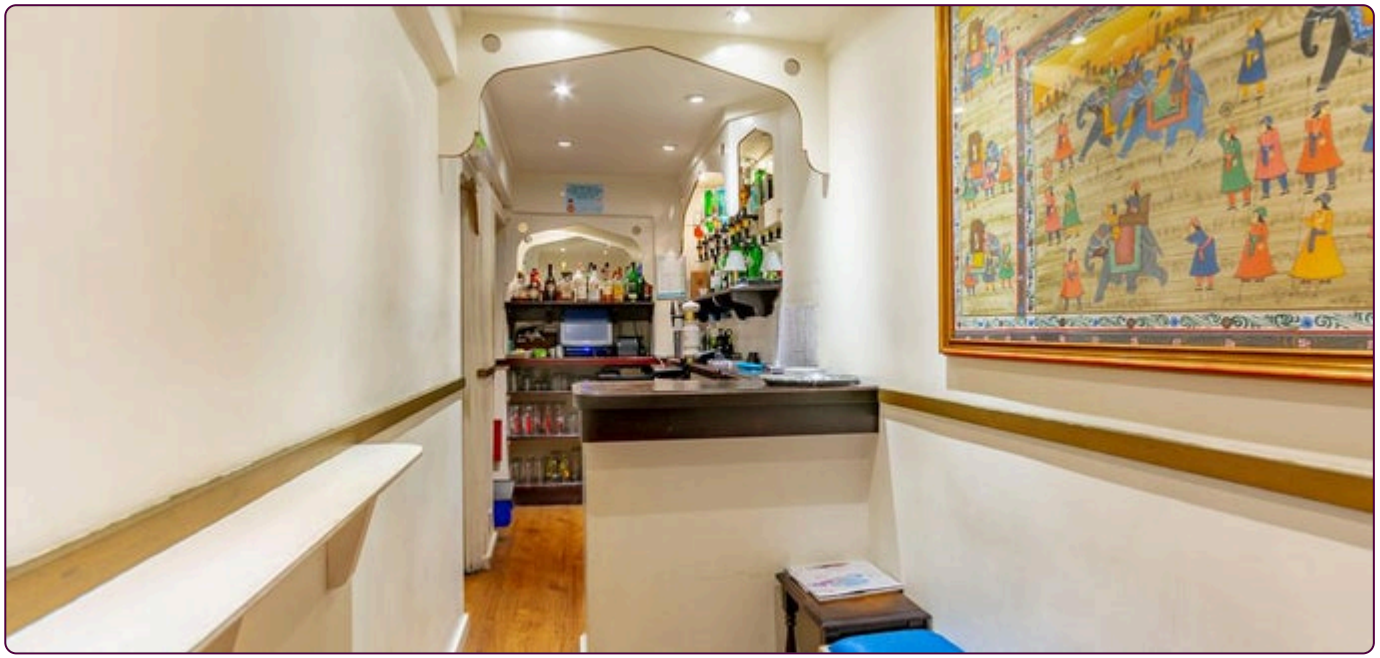
BUSINESS RATES

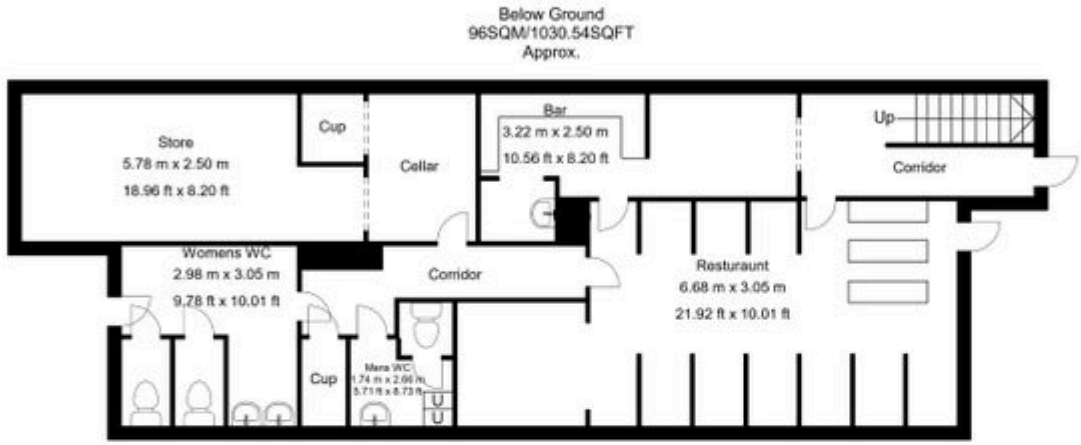
The Rateable Value as per the April 2023 Ratings List is £12,500. Confirmation of actual rates payable should be sought from the Local Authority

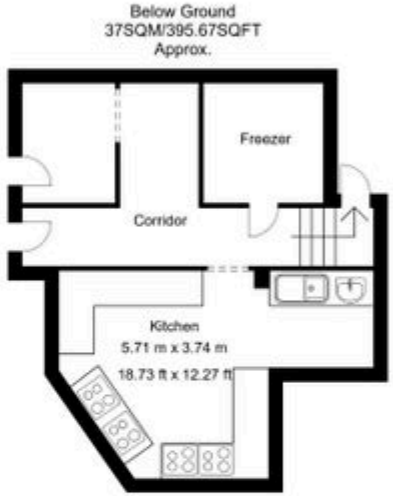
REGULATORY

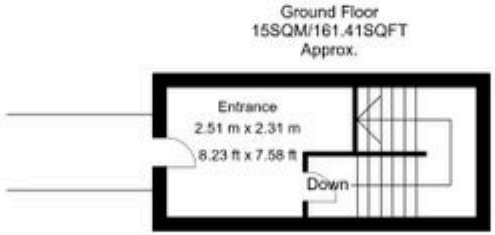
Premises Licence











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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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