



THE TERRACE

Spring Gardens Road, Bath, BA2 6PW

LONG LEASEHOLD: £90,000 ANNUAL RENT: £45,000 | REF: 3451569

KEY HIGHLIGHTS

- Close to Bath Rugby ground
- New Free of Tie Lease (private landlord)
- Freehold (999 year lease) also available
- All day trading opportunity
- 4.00am Licence
- EPC C. 343.7sqm





LOCATION

The Terrace enjoys a prime location in central Bath, just moments from some of the city's most iconic landmarks. It lies beneath Pulteney Bridge and next to Pulteney Weir, which are both highlight attractions for visitors to the city.

The Recreation Ground, home to Bath Rugby, is a short walk away and this site will soon be undergoing major works to create a new stadium and multi-use sports facility, heightening the area's appeal and footfall.

Bath Spa train station is about a 10-minute walk away, providing direct services to Bristol, London, and beyond. The Bath bus station is similarly close, with regional and national coach links. The A36 and A4 are nearby, with the M4 motorway reachable in around 30 minutes.

The Terrace is near to Bath's main shopping districts, including SouthGate, Milsom Street, and Walcot Street, all offering a mix of high-street brands, independent boutiques, and artisan retailers. The surrounding area is also rich in hospitality venues, from cafés and bars to award-winning restaurants and traditional pubs and late night venues.

Bath is a UNESCO World Heritage city renowned for its tourism, drawing millions of visitors annually. The city also has a thriving student population, with the two universities contributing to a lively, youthful atmosphere. This, combined with a strong nightlife scene and regular cultural events, makes Bath a dynamic and attractive location for hospitality, leisure and investment.



DESCRIPTION

The Terrace comprises a well-appointed hospitality venue with a range of facilities suited to both daytime and late-night trade.

Restaurant & Bar: The main trading area includes a flexible restaurant and lounge bar space offering capacity for seated dining, casual food service or drinks.

Outdoor Terrace: A heated and enclosed terrace provides additional seating with views over the River Avon and nearby landmarks. This area leads to the outside trading space.

Late-Night Venue: The property includes a separate-access late-night venue, allowing for extended operating hours and flexible use. This space is suitable for private hire, entertainment, or club-style events and can be easily divided to cater for separate functions.

The layout and facilities support a multi-use hospitality operation, with great potential or opportunity for repositioning, subject to planning and licensing.

EXTERNAL DETAILS

There is an external seating area with views towards Pulteney Weir.

This is subject to a lease granted by Bath & North East Somerset Council.





THE OPPORTUNITY

The Terrace is likely to appeal to experienced hospitality operators seeking a versatile venue in a high-footfall, central Bath location. With its combination of restaurant, bar, outdoor terrace, and separate late-night venue, the property offers multiple revenue streams and flexible trading potential.

It may also attract multi-site leisure groups looking to expand into Bath's strong tourism and student market and the additional footfall that will likely result from the nearby Bath Rugby stadium redevelopment.

Event promoters or entertainment operators interested in the late-night licence and independent access as well as a strong daytime venue may also see an opportunity that capitalises on Bath's vibrant social and cultural scene.

INTERNAL DETAILS

- Terrace
- Restaurant & lounge bar
- Three bar counters (one in late night venue area)
- Open gallery catering kitchen
- Venue/Club rooms with separate external entrance
- Store rooms
- Beer cellar
- Customer W/Cs

BUSINESS RATES

Our client advises that the Rateable Value is nil. Interested parties should contact the local authority to confirm the latest rates payable.

FIXTURES & FITTINGS

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

TRADING HOURS

The permitted hours for licensable activities are as follows:

Sale of Alcohol (Indoors only)

Monday to Saturday 10:00 - 04:00 Sunday 10:00 - 03:00

Performance of Live Music (Indoors only)

Monday to Saturday 10:00 - 04:00 Sunday 10:00 - 23:00

Performance of Recorded Music (Indoors only)

Monday to Saturday 10:00 - 04:00 Sunday 10:00 - 03:00

Other Entertainment within Act (Indoors only)

Monday to Saturday 10:00 - 04:00 Sunday 10:00 - 23:00

Late Night Refreshment (Indoors only)

Monday to Saturday 23:00 - 04:00 Sunday 10:00 - 03:00

TENURE

Offers for a free of tie lease or the virtual freehold (999 year lease) may be considered.

OTHER PROPERTY

The virtual freehold of the neighbouring restaurant may be available by separate negotiation.

REGULATORY

Premises licence



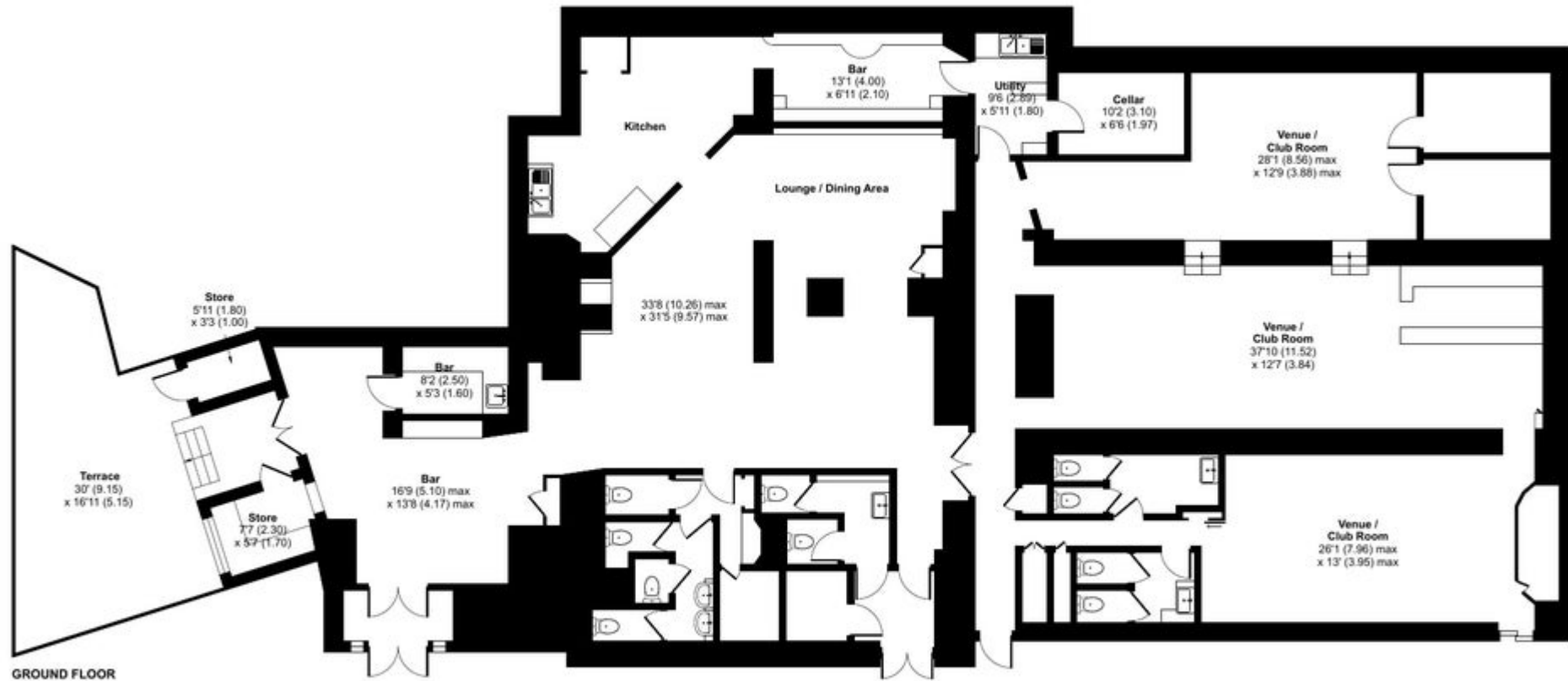
The Terrace, Spring Gardens Road, Bath, BA2

Approximate Area = 3700 sq ft / 343.7 sq m

Outbuildings = 60 sq ft / 5.5 sq m

Total = 3760 sq ft / 349.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Christie Owen & Davies Pic. REF: 1372849



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CONTACT

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CONTACT

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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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