



The Bath Gin Bar - a city centre freehold bar with living accommodation

Business available by separate negotiation, all enquiries invited

2 – 3 Queen Street, Bath, BA1 1HE

£700,000 Freehold

COOPER  
AND  
TANNER

# The Bath Gin Bar

## 2-3 Queen Street, Bath

### BA1 1HE

Guide Price £700,000

#### Description

A truly unique opportunity to acquire freehold gin bar with living accommodation over within the heart of Bath. Situated within Bath World Heritage Site a short distance from Queen Square, Milsom Street, Bath Thermae Spa and the Roman Baths.

The internal accommodation comprises of the principal bar areas on the ground and first floors with functional built in bars and ample seating and standing areas. There are two sets of staircases leading to the uppers and basement levels. The basement benefits former commercial kitchen / preparation area and the second staircase, currently blocked off, houses the ventilation system. General storage and vaults as well as customer toilets. The uppers (second and third floors) need renovation and improvement and provide an excellent opportunity to develop versatile owner or managers accommodation or potentially letting rooms. Previously occupied as two qty. one-bedroom apartments.

It is an attractive Grade II listed Georgian building with ashlar façade, dual frontage with traditional small pane shop windows. The building has a shallow depth, but subject to necessary consents, could potentially offer opportunities to split or sub-divide due to the existing two points of access and stairwells.

#### Taxation

Business Rates – Rateable Value £67,250 (not rates payable). We understand that the uppers are currently rated within the business rates, and no separate council tax is paid.

#### Services

We understand that mains water, gas, electricity and drainage connected.

#### The Business

The business opportunity comprises of The Bath Distillery (currently operated off site producing own label gins and gin making experience) and The Gin Bar itself. Available by separate negotiation as going concern to include intellectual property, trading assets and stock. Further details and financials will be available at full discretion of the owners following a successful viewing and signing of a non-disclosure agreement.

#### Current Opening Hours:

Monday: 5pm - 12am  
Tuesday: 5pm - 12am  
Wednesday: 5pm - 12am  
Thursday: 3pm - 12am  
Friday: 3pm - 12am  
Saturday: 12pm - 12am  
Sunday: 12pm - 12am



The businesses are run by three full time and six part time members of staff. TUPE regulations will apply.

Further information can be found at:

[www.thebathgincompany.co.uk](http://www.thebathgincompany.co.uk)

#### Tenure

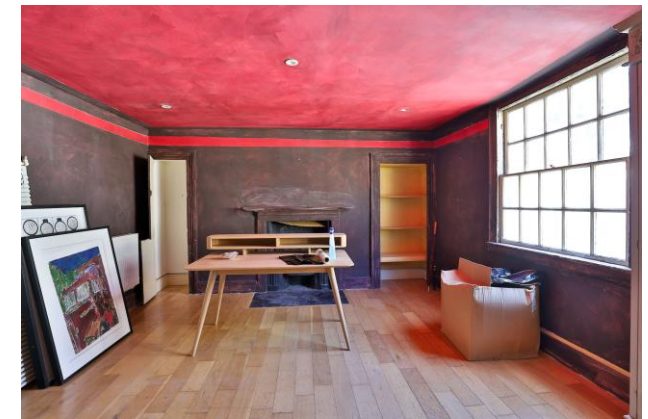
Freehold. All enquiries invited.

#### Energy Performance

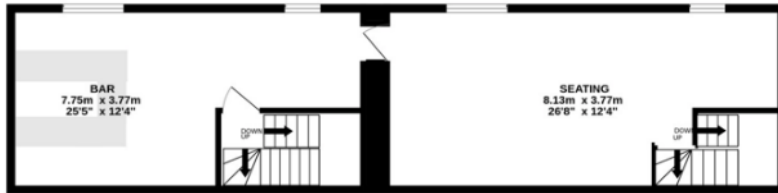
EPC Band C-63

#### Viewings

Strictly by prior appointment with the selling agent.



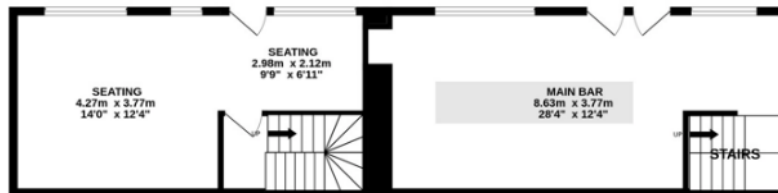
1ST FLOOR  
58.8 sq.m. (633 sq.ft.) approx.



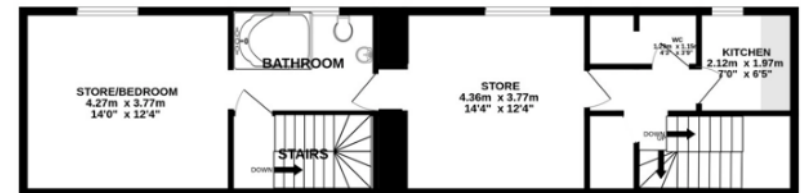
3RD FLOOR  
59.3 sq.m. (639 sq.ft.) approx.



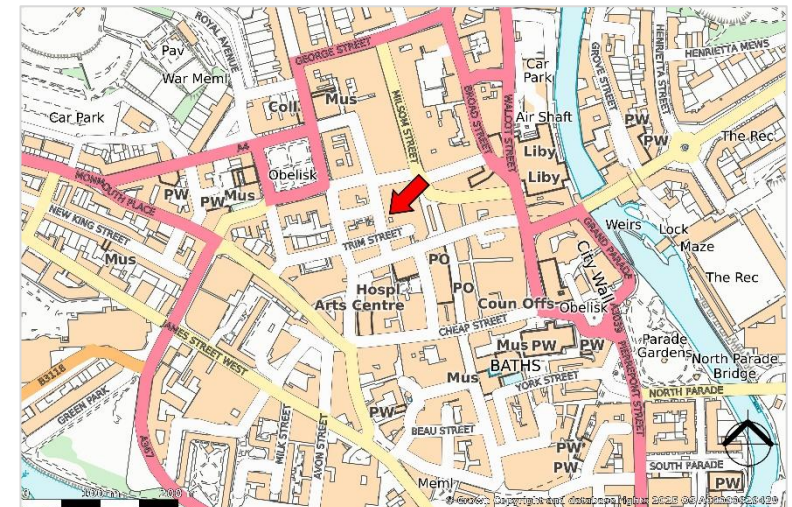
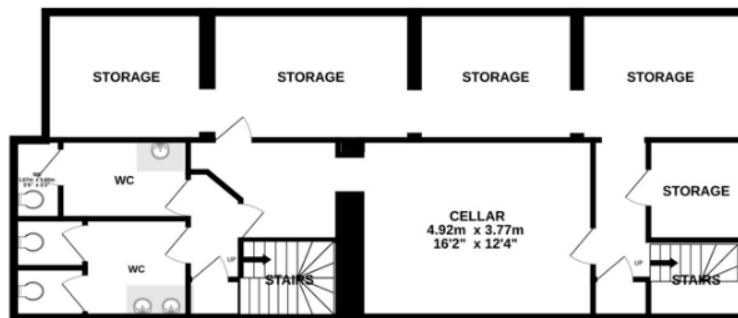
GROUND FLOOR  
58.7 sq.m. (632 sq.ft.) approx.



2ND FLOOR  
58.5 sq.m. (629 sq.ft.) approx.



BASEMENT  
97.6 sq.m. (1051 sq.ft.) approx.





What3Words Location: [///safe.grit.popped](https://www.what3words.com/safe.grit.popped)









**COOPER  
AND  
TANNER**

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**Important Notice:** These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.