



The Red Lion Inn

468 Wellsway, Bath, Somerset, BA2 2UA

To Let - Prominent Bath A Road Pub / restaurant



Key Features

- Substantial A Road Pub / Restaurant on site of 0.66 acres.
- Large open plan trading area with circa 100 covers.
- Beer garden to the front, large decked patio to the rear. Total circa 100 external covers. Car parking for circa 40 cars.
- Site suitable for a high volume community offer with good food sales.
- Well located at the junction of 2 busy roads and in established residential area.

Location

The property benefits from a prominent roundabout frontage at the junction to the busy A367 Wellsway Road and Frome Road in Odd Down an affluent suburb of Bath a short distance south west of the city centre. There is a population of 7,456 within 1 km (Source Nimbus Maps). Bath is a well connected city that is known for its Roman-built baths and attracts over 6 million yearly visitors.

Description

The Red Lion Inn is of two storey partly rendered construction with pitched slated roofs together with various mainly single storey extensions to the side and rear. The pub is served by a surfaced and white lined 40 space car park an adjoining large decked beer patio and also a grassed beer garden to the front elevation. The site in total extends to 0.66 acres and the total footprint is 5,002 sq. ft (Source Nimbus Maps).

[Google Street View](#)

Accommodation

Ground Floor

Rear entrance lobby from car park, leading to the open plan trading area in various seating areas with a range of loose furnishings including upholstered fixed seating high stools and poseur tables, otherwise loose tables and chairs arranged around a timber servery. There is seating for circa 70 covers in this area. Adjoining is a dedicated restaurant at a lower level with seating for circa 30 covers. Ladies, Gentlemen's and Accessible lavatories adjoin. The well fitted Catering Kitchen, prep, wash up and dry stores are adjacent to the restaurant.

First Floor

Managers office, staff changing and plant area. Living Accommodation: Three bedrooms, bathroom, office with boiler, lounge, kitchen.

Basement

Large extended height beer cellar and general store.

Outside

Car park for 40 cars, trading areas and boiler plant and water tank area.

Stock in Trade

Stock in trade and unbranded glassware are to be purchased by the incoming Tenant.

Tenure

A new 10 year FRI lease at a guide rent of £49,950 pa plus VAT is offered with a tie for draught and bottled beers, cider, wines, spirits and minerals. Generous pricing is available. Machine income is to be split 50:50 after deduction of costs. Proposals to release the tie may be considered. The Tenant will be required to pay a deposit of one quarter's rent and provide evidence of funds to buy the inventory, stock and appropriate working capital.

Services

All mains services are connected to the property.

Licences

The property benefits from a Premises Licence permitting the sale of alcohol from 10:00 hrs to 00:00 hrs from Monday to Sunday inclusive.

Town and Country Planning

The property is a listed building but is not in a Conservation Area.

Fixtures and Fittings

The incoming Tenant is to acquire the inventory at valuation upon completion.

TUPE

A full schedule of staff transferring under TUPE regulations will be made available.





The Red Lion Inn 468 Wellsway, Bath, Somerset, BA2 2UA To Let £49,950 Per Annum

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Business Rates

The Rateable Value is £46,000 with effect from April 2026

An EPC will be made available to inspect.

Terms

All prices/rents quoted are subject to contract and exclusive of VAT where chargeable.

Money Laundering

In order to comply with Money Laundering Regulations, all prospective purchasers will need to provide proof of identity and residence.

For more information or to book a viewing please contact:

Matthew Phillips

0121 353 2757 or matt@matthewphillipssurveyors.co.uk

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