



Centurion Inn

Poolemead Road, Twerton, Bath BA2 1QR

Ref: 356

£29,950

- Bath public house in densely populated suburb
- Enjoys panoramic city views from unique listed property
- Public bar with seating for around 25 and lounge bar with seating for around 75
- Lower ground floor function room and skittle alley for 25
- Wet led trade with turnover circa £150,000 per annum net of VAT
- Great scope to extend and improve
- Gardens, car park and trade balcony
- Four bedroomed owners home and two stories
- Free of Tie for machines, wines, spirits, minerals and cider
- 20 year lease from 2012

£29,950 for the valuable leasehold property, fixtures and fittings and goodwill.

Stock and rent deposit are separate amounts payable.

**For further information please call:
Bruce Sprosen on 07467 947296**

BATH

3 Edgar Buildings, George Street, Bath BA1 2FJ

LONDON

71-75 Shelton Street, Greater London, WC2H 9JQ

**CONSULTANCY
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VALUATIONS
INVESTMENTS**

LOCATION

Centurion is situated in the residential district of Twerton and a short distance from the centre of the City of Bath. The densely populated surrounding district provides an added local trade.

THE BUSINESS PREMISES

Situated on two storeys in an easy to maintain 1960 building.

Lower Ground Floor

A large

Entrance Vestibule

Leading to the

Function Room

Which has a skittle alley and seats around 25. There is a dedicated separate bar servery for this area.



Also on this level, there are a number of Store Rooms.

Stairs lead up to the...

Ground Floor

Where you will find the

Lounge Bar

Which seats around 75 and has a long bar servery together with a separate raised stage area.

This room enjoys fantastic panoramic views across the city.



Public Bar

Seats around 25 and has a darts area together with a pool table.



Utility Area

Small Office

Large Cellar

Ladies and Gents WC's

PRIVATE ACCOMMODATION

Situated on the first and second floor.

First Floor

On the first floor a long hallway leads to a

Lounge

With panoramic views of the city,

Private Kitchen

With fitted wall and floor units.

Double Bedroom

Second Floor

On this floor you will find...

Single Bedroom

First Double Bedroom

Second Double Bedroom

All with great views

Bathroom

With white suite.

OUTSIDE

There is a car park for 40, lawned garden areas and a trade balcony for around 30 customers.

THE BUSINESS

Has been run by our clients for the past 8 years (the previous Landlords ran the business for 23 years). This is an easy to run business and 99% of its income from bar sales and machine income.

Sunday roasts are the only food on offer at present.

Annual turnover net of VAT is around £150,000 with a net return of around £30,000.

TENURE

The property is subject to a lease with the E.I. Group. This "Laurel" lease allows the business to trade Free of Tie for wines, spirits, minerals, cider and machines.

The annual rent is £22,723 per annum which is adjusted to RPI on an annual basis and five year rent reviews.

VIEWING AND FURTHER INFORMATION

Viewings are easily arranged by calling the agent Bruce Sprosen on 07467 947296.

We ask that staff are not approached directly as some are not aware of the proposed sale at this time.

Bruce has visited the business and will be pleased to discuss with you any further details you require.