

# The Lansdown Grove Hotel

LANSDOWN ROAD, BATH, BA1 5EH



savills

**Carter Jonas**

# The Lansdown Grove Hotel

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## EXECUTIVE SUMMARY

Significant recent investment to upgrade all bedrooms, bathrooms and public areas

61 en suite bedrooms

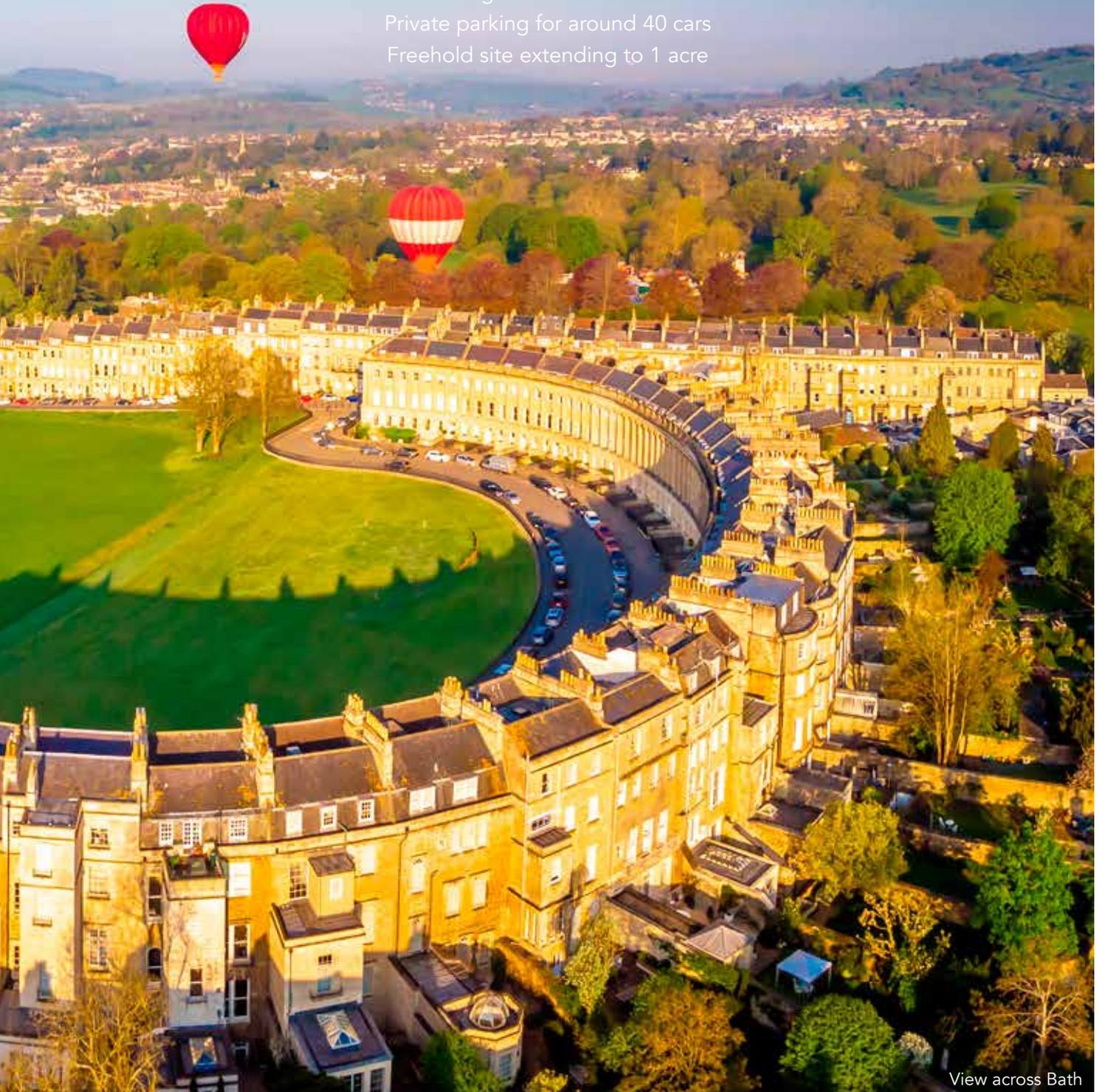
Restaurant with external terrace and private lawn

Bar and lounge areas

Private dining and conference facilities

Private parking for around 40 cars

Freehold site extending to 1 acre



View across Bath

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# BATH

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Bath is a city of extraordinary beauty with a long history. The importance of Bath was recognised in 1987 when it was designated a "World Heritage Site" the only city in England to be honoured in this way. It remains one of the most popular holiday destinations in England. One of the main tourist attraction's is the Thermae Bath Spa. Visitors to the city are now able to enjoy Britain's only natural thermal waters as the Celts and Romans did over 2,000 years ago.

Visitors are drawn to Bath for its famous Roman remains and by some of the finest architectural sights in Europe. Notable among these are The Royal Crescent, Bath Abbey and Pulteney Bridge.

Bath is well known for its classical 18th century Georgian architecture. Bath remains one of the UK's premier tourist attractions for both inbound and domestic visitors, with an estimated 6.25 million people visiting the district in 2018 with the value of the visitor economy estimated at around half a billion pounds.

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# CONNECTIVITY

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The Lansdown Grove Hotel is located in the popular Lansdown area of Bath, conveniently placed for all of Bath's attractions. The Royal Crescent, The Circus and George Street and Bath's shopping area are 0.5 miles from the Hotel. The Hotel can be reached via local roads, approximately 9 miles from the M4 motorway. Bath Spa Train Station is approximately 1.7 miles from the Hotel with direct services to London Paddington. Bristol International Airport is around 19 miles away.

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# LANSDOWN GROVE HOTEL

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The Lansdown Grove Hotel occupies a delightful Grade II Listed building which has benefitted from sympathetic additions to extend to 61 bedrooms in total with significant ground floor public areas including reception lounge, lounge and lounge bar, restaurant with terrace plus function suites. Externally there are private lawned gardens with mature trees plus private off street parking for around 40 cars.

All bedrooms and public areas have recently benefitted from significant investment to improve and upgrade the bedroom stock to deliver high quality modern accommodation.



Pulteney Bridge, Bath





## ACCOMMODATION

Room type	Number
Single	2
Double/Twin	59
<b>TOTAL</b>	<b>61</b>

In addition there are 4 staff rooms.









## PUBLIC AREAS

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Restaurant with 60 covers plus large external terrace with seating for 35.

Function suite with capacity for circa 75 and Drawing Room with capacity for circa 20.

## BACK OF HOUSE

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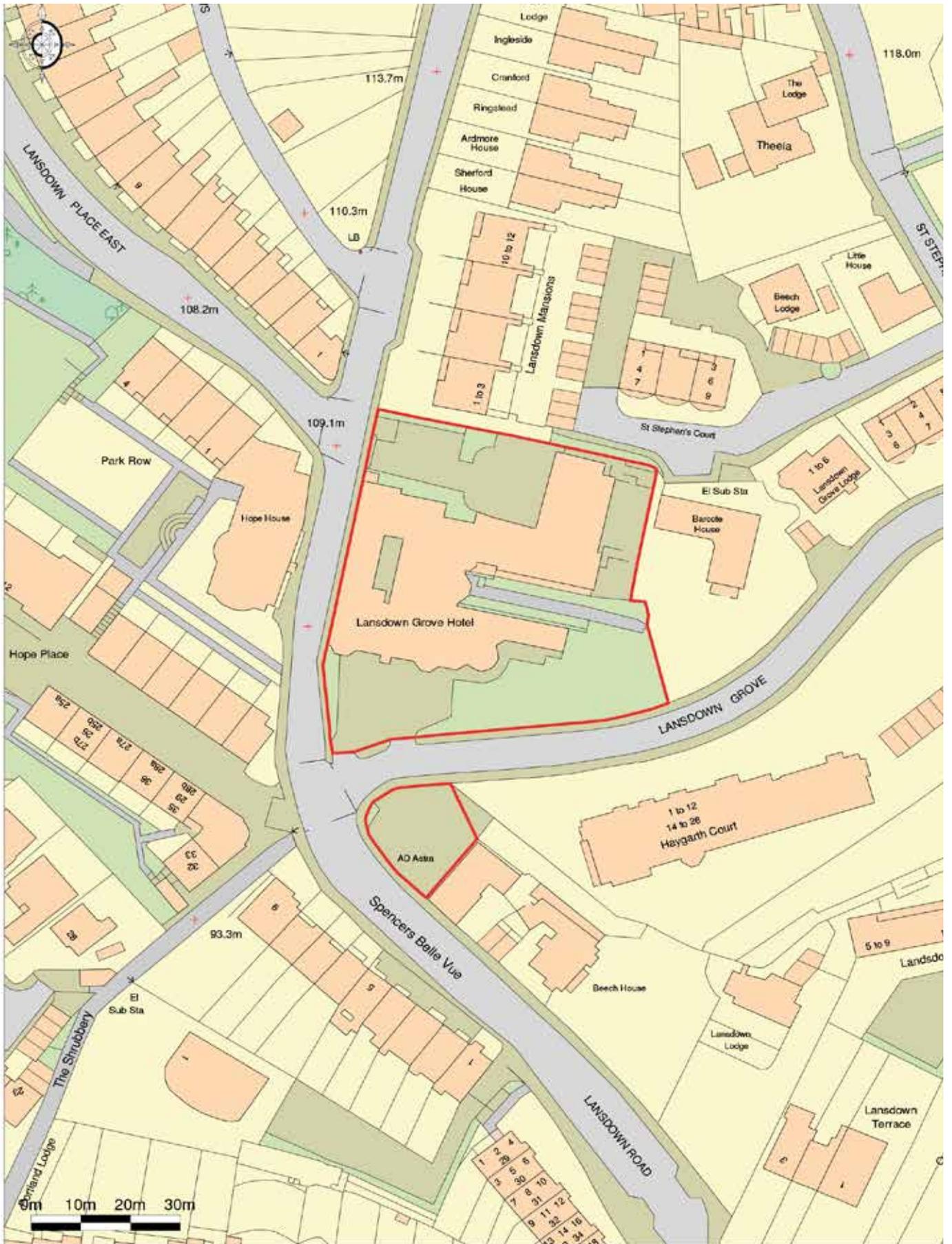
Large commercial kitchen and preparation areas. Back of house offices and storage areas, some of which may be suitable for conversion to additional bedrooms, subject to obtaining the necessary consents.

## EXTERNAL

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Gardens and terrace areas. Parking for around 40 cars. The site extends to around 1 acre in total.





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## GENERAL INFORMATION

### TENURE

Freehold.

### SERVICES

All mains services.

### EPCs

EPC documentation available on request.

### LICENCES

Previously held premises licence, civil ceremonies and entertainment licence.

### BUSINESS RATES

Hotel & premises: £110,000

### FIXTURES & FITTINGS

The property is being sold as seen. Any third party items may be excluded.

### LOCAL AUTHORITY

Bath and North East Somerset Council, Lewis House, Manvers Street, Bath, BA1 1JG

T: 01225 39 40 41 E: council\_connect@bathnes.gov.uk

### VAT

Should the sale of the property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

### TUPE

The purchaser will be required to comply with the relevant legislation in respect of employees.

### VIEWINGS

Strictly by appointment with Savills and Carter Jonas. Prior to making an appointment to view, we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

### CONTACTS

#### James Greenslade MRICS

E: jgreenslade@savills.com

T: 07870 555 893

#### Harriet Fuller MRICS

E: harriet.g.fuller@savills.com

T: 07807 999768

#### Philip Marshall MNAEA MICBA

E: Philip.Marshall@carterjonas.co.uk

T: 07767 623819



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**Carter Jonas**