



The George & Dragon

223 London Road East, Batheaston, Bath BA1 7NB

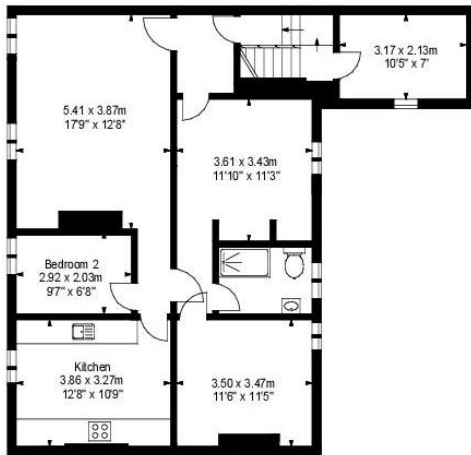
Tenure

Freehold

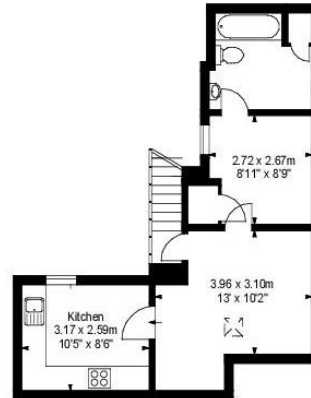
Price

£575,000

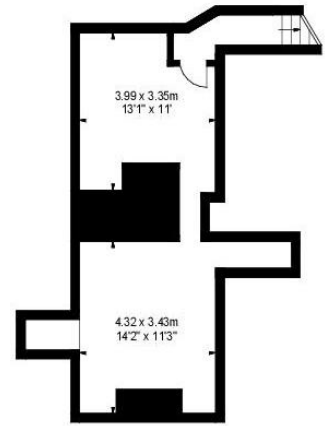
- Prominent freehold pub near Bath
- Main bar, games area and separate dining space
- Commercial kitchen with full extraction
- Spacious 3-bed owner's accommodation
- Separate 1-bed flat for staff/manager



First Floor

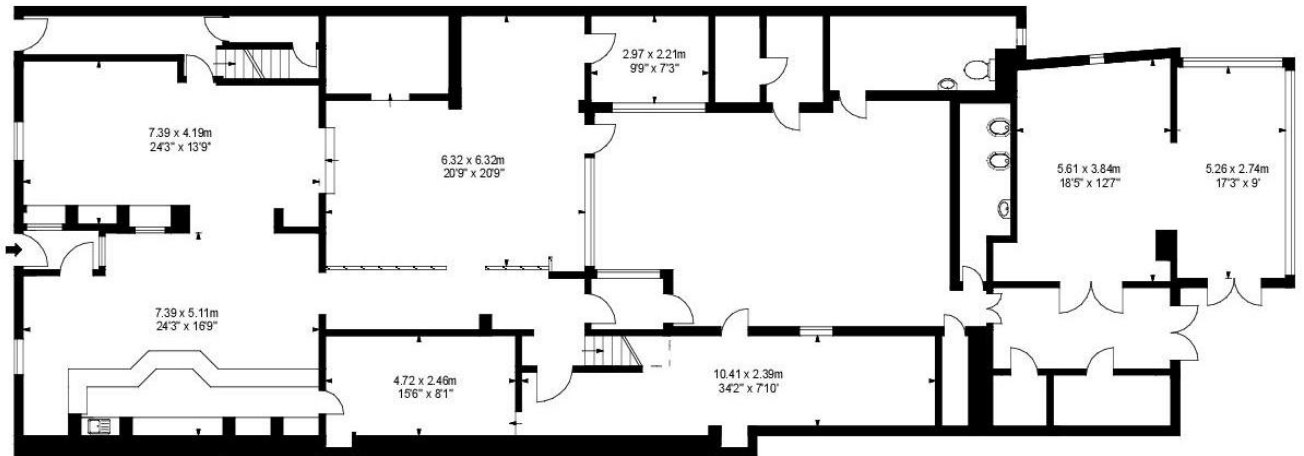


First Floor



Basement

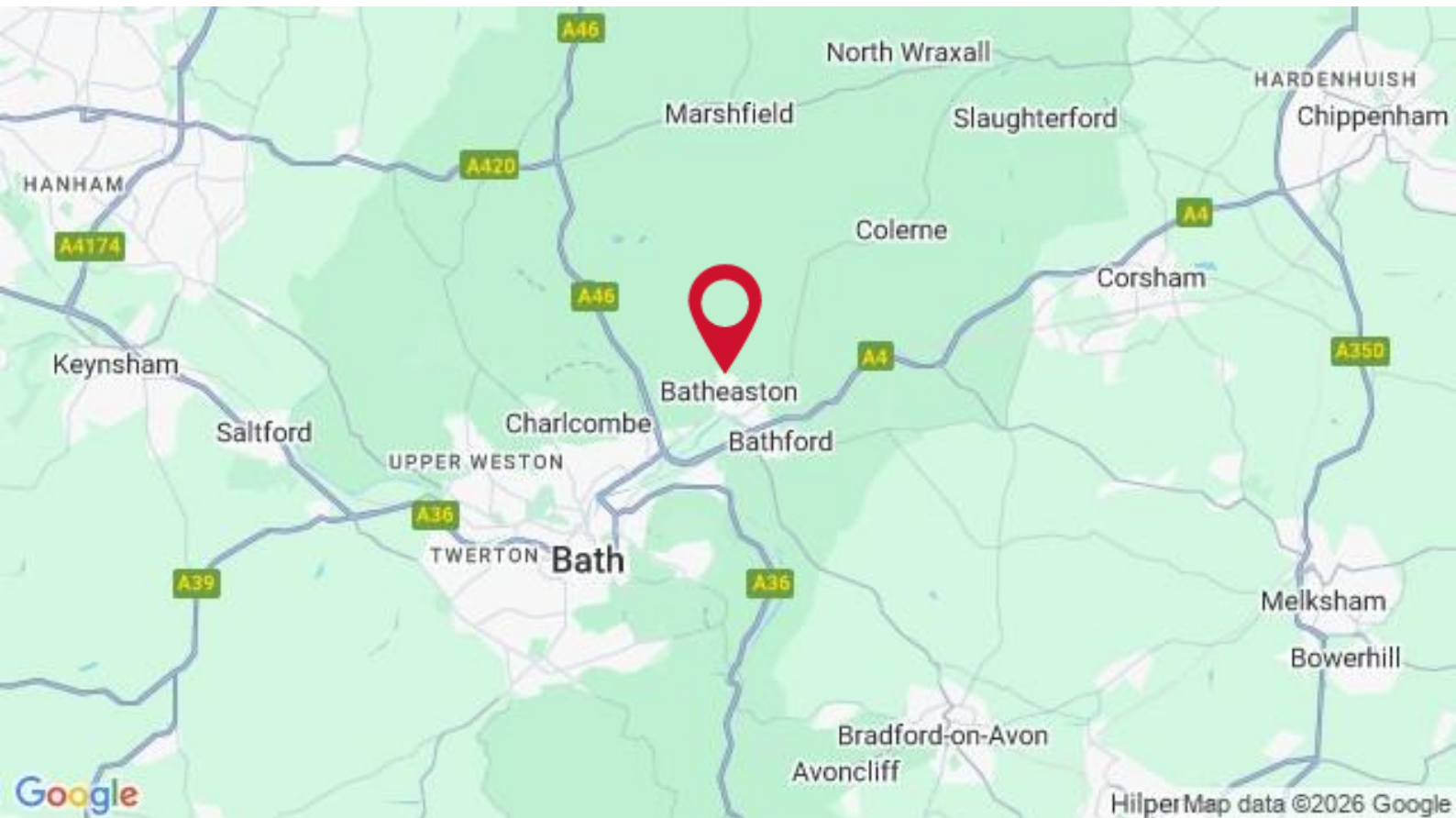
Approx. Gross Internal Area*
475.18 M² - 5115 Ft²



Ground Floor

Illustration For Identification Purposes Only. Not To Scale

*As Defined by RICS - Code of Measuring Practice



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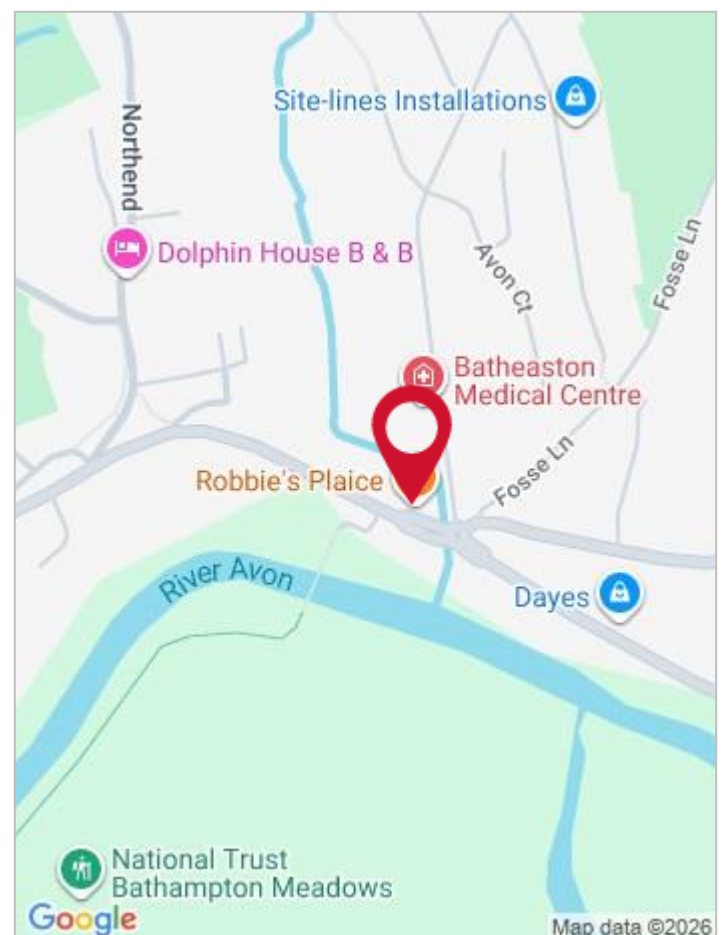
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Location

The property is located in Batheaston, a village situated two miles east of Bath city centre in Somerset. The peaceful setting is popular with commuters, whilst benefitting from the proximity to the amenities of a large city close by. Batheaston is within the Cotswolds Area of Outstanding Natural Beauty and commercial premises are centred on the High Street, which runs into London Road, the main route into Bath city centre. The property is surrounded by a mix of commercial uses, which nearby include a convenience store, Boots pharmacy and a hairdresser, as well as restaurants and cafes. The village benefits from regular bus services into Bath, and national rail links are provided from Bath Spa Railway Station in the city centre.

Description

The property comprises a 19th century Grade II Listed public house of stone construction, erected over ground and first floors under a pitched pantile roof set back behind a parapet wall. The property has been extended to the rear to add further trading and ancillary accommodation. To the rear of the original building is a courtyard with external seating and a further bar/restaurant area is externally accessed at the very rear of the property. A substantial car park is located behind the pub, with marked spaces for approximately 50 vehicles.



National Trust
Bathampton Meadows

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Trade

The George & Dragon trades as a traditional community, wet-only pub. The pub has a partially-fitted kitchen and there is obvious potential to re-equip the commercial kitchen and build up food sales. There are a popular café and fish & chip shop in close proximity, underlining the demand for food in the area. The car park at the rear of the pub is substantial and there is scope for a partial development of the site (subject to the necessary consents) to add to the pub's facilities, or to explore other possible uses.

Accommodation

Ground Floor

The property is accessed from London Road East, with the entrance leading into the main bar area. A wooden servery is located to one side of the bar area, which is fitted out in a contemporary style with wooden floorboards, part light-painted walls and part panelled walls. Seating is at a mix of banquettes, stools and wooden tables and chairs and provides seating for c.40 customers. Steps lead down to a games area to the rear of the main bar, with a pool table, darts throw, amusement machine and juke box. Large screen televisions are located throughout the trading space. At the rear of the games area are a manager's office, and a partially-fitted commercial kitchen with extraction system.

The kitchen area is equipped with various ovens, fridges and freezers. Ancillary accommodation in the main building includes male and female customer WCs. A doorway at the rear of the building leads into an enclosed courtyard area, with doorways into a disabled WC, store rooms, and a further trading area. This has tables and chairs for a further 50 customers and could be used for private functions. The area is easily accessed from the large car park at the rear of the property.

Basement

The basement accommodates an extensive temperature-controlled beer store and dry storage space.

First Floor

At first floor is a newly refurbished owner's flat, which has a dedicated entrance from the front of the property. This spacious accommodation comprises three bedrooms, a kitchen, lounge, family bathroom and an office.

A separate flat is accessed externally from a staircase in the rear courtyard and is situated at first floor. This comprises one bedroom, en suite bathroom, lounge and kitchen.

Tenure

The property is held freehold.

Planning

The property is Grade II Listed and situated within a Conservation Area.

Licence

A premises licence prevails, the main licensable activities being:-

Sale of Alcohol

Monday to Saturday 10:00 - 01:00

Sunday 10:00 - 00:00

Live Music, Recorded Music, Dancing

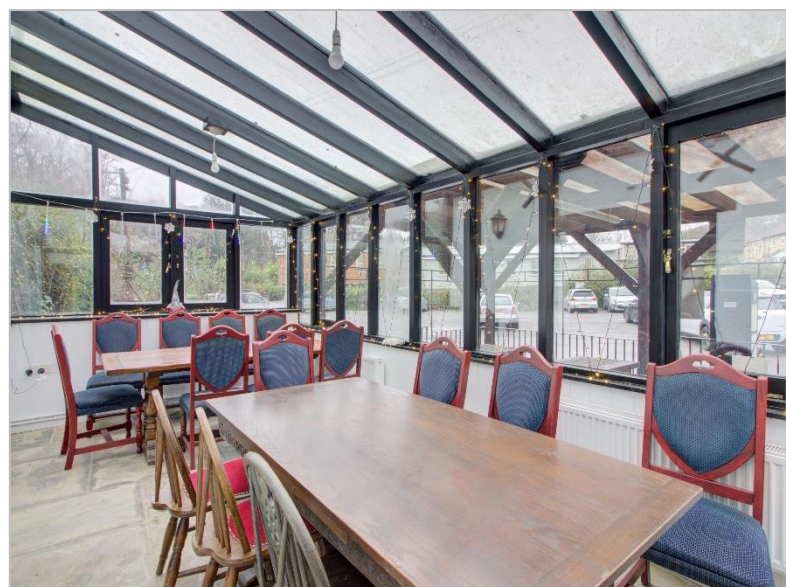
Friday and Saturday 12:00 - 23:30

Sunday to Thursday 12:00 - 23:00

Business Rates & Council Tax

The property is in an area administered by Bath & North East Somerset Council. Rateable Value £14,000 (2023) and will change to £28,500 in 2026. Confirmation of actual rates payable should be obtained from the Local Authority.

The domestic accommodation is within Band B for council tax purposes.



EPC

An Energy Performance Certificate is being prepared by our client and will be made available to prospective purchasers in due course.

Services

We are advised the premises are connected to mains electricity, gas, water and drainage.

Viewing

Strictly by appointment only through Fleurets West & Wales office on 0117 923 8090.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.



For further information please log onto [fleurets.com](https://www.fleurets.com) or contact:

Nick Fisher

Senior Associate

☎ 0117 923 8090

📱 07798 716113

✉ nick.fisher@fleurets.com



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London

20-22 Bedford Row,
London WC1R 4EB

☎ 020 7280 4700

✉ london@fleurets.com

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☎ 0121 236 5252

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North West

☎ 0161 683 5445

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North

☎ 0113 234 0304

✉ north@fleurets.com

West & South Wales

☎ 0117 923 8090

✉ west@fleurets.com

South

☎ 01273 429500

✉ south@fleurets.com

East

☎ 01223 402600

✉ east@fleurets.com