



KEYHAM BARTON CONSERVATIVE CLUB, 42-44 STATION ROAD, KEYHAM, PLYMOUTH, PL2 1NQ

Enviably located in heart of popular residential and commercial area Plymouth. Large corner premises (approx. 200sqm total). Traditional bar and function areas, snooker room, pool room, cellars, stockrooms and spacious 2 bedroom flat. Fully licensed. Would suit a variety of trades and uses subject to requisite consents. Viewing recommended. FREEHOLD.

- **FORMER SOCIAL CLUB**
- **POPULAR RESIDENTIAL AND COMMERCIAL AREA**
- **LARGE CORNER PERIOD PREMISES**
- **3 FLOORS [APPROX. 200SQM]**
- **2X BARS, SNOOKER/POOL ROOMS, CELLAR, STOCKROOMS**
- **SPACIOUS 2 BEDROOM FLAT**
- **FULLY LICENSED - GENUINE POTENTIAL TO REINSTATE**
- **SUIT ALTERNATIVE USES [STP]**

FREEHOLD OIRO £250,000 SOLE AGENTS

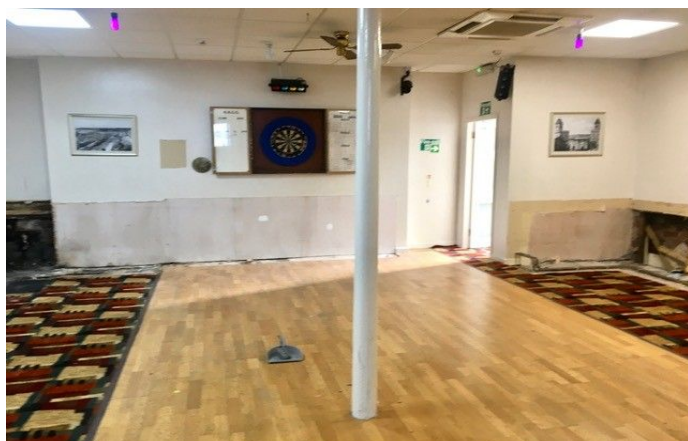
Part of the same family

HUNTLEY & PARTNERS

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PROPERTY CONSULTANTS

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LOCATION:

Plymouth, with a population of over 264,000 is the largest city in the West Country. Largely rebuilt since World War II it is now a thriving industrial and commercial centre and is still one of the Royal Navy's principal base and warship repair dockyards. The city has excellent educational, recreational and entertainment facilities and access to the rest of the country is gained by road via the A38/M5 motorway and by rail. Europe is also accessible by the car/passenger ferry which is operated from its terminal at Millbay Docks.

DESCRIPTION:

This substantial period property occupies a prominent corner position in Station Road in the heart of the densely populated residential and commercial area of Plymouth. Keyham is a residential suburb for the city, mainly built during the Victorian period and is characterised with high density residential terraced properties. The area has its own railway station, and substantial employers Devonport Dockyard and Babcock Marine are located on the River Tamar just to the east. Consequently, it is felt that it would lend itself to a variety of trades and uses, with genuine potential for redevelopment subject to any necessary consents.

The premises is end-of-terrace and believed to date back to the late 1800s. It appears to be constructed of brick with rendered and painted elevations under a mainly pitched slate roof with some additional flat roof areas. In brief, it comprises a large traditional bar and function room, cellar and storage areas to the ground floor, snooker and pool rooms to the first floor and a spacious two bedroom flat to the second floor. The first and second floors are serviced by a rear fire escape. The property is in need of some refurbishment but offers spacious and versatile accommodation over three floors (approx. 200sqm total). A viewing appointment is strongly recommended.

TENURE / LEASE TERMS:

Freehold

BUSINESS:

TRADE is that of a **FORMER SOCIAL CLUB** which occupies an enviable and convenient location in the heart of the densely populated residential suburb of Keyham, approximately 2 miles from the city centre of Plymouth. The unit traded successfully for many years as the Keyham Barton Conservative Club. The premises are still **FULLY LICENSED** as a members' club and could be reopened and traded again in the future under new and enthusiastic ownership.

Alternatively, the property would lend itself to a **VARIETY OF TRADES OR USES** subject to any necessary consents.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £9,100. To find out how much business rates will be payable there is a business rates estimator service via the website.

SCHEDULE OF ACCOMMODATION:**GROUND FLOOR**

SIDE ENTRANCE VESTIBULE Off Barton Road. Access to:-
INNER HALLWAY With access to bars and stairs to upper floors.

BAR AREA A traditional bar area with suspended ceiling, air-conditioning unit, flat screen TV and BAR SERVERY.

LOWER BAR/FUNCTION AREA with dance floor, dartboard, suspended ceiling, air-conditioning unit and fire escape.

LADIES AND GENTS' TOILETS

WINE STORE

CELLAR

STORE

REAR FIRE EXIT

FIRST FLOOR

Approached off internal stairs from inner hall.

SNOOKER ROOM A large well appointed room with windows to both front and side aspects, part wood panelled walls to dado level, radiator, carpet and two full-sized snooker tables.

INNER HALL With access to:-

POOL ROOM With window to rear aspect, radiator, pool table, flat screen TV and wall mounted Valiant gas-fired boiler providing central heating.

FIRE EXIT With external stairs to rear ground floor.

OFFICE

SEPARATE WC

SECOND FLOOR - THE FLAT Briefly comprising:-

HALLWAY With carpet and radiator

BEDROOM 1 A large double-bedded room with windows to both front and side aspect, carpet and radiator.

KITCHEN With range of wall and floor cupboard units and work surfaces with built-in hob and extractor unit, window to rear aspect and Valiant wall mounted gas-fired boiler providing hot water and central heating.

BEDROOM 2 A large double-bedded room with carpet, radiator, wash hand basin and window to rear aspect.

LOUNGE A well appointed room with carpet, radiator and window to front aspect.

BATHROOM With panel bath, low level WC, wash hand basin, part tiled walls, airing cupboard and radiator.

FIRE EXIT With external stairs to ground floor.

SERVICES We understand that all main services are available to the property.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property is C (74).

VIEWING AND CONTACT INFORMATION:

Strictly through Huntley & Partners. Please contact :-

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Email bh@miller-commercial.co.uk

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