H&P HUNTLEY & PARTNERS

Tel: 01752 206020
E-mail: enquiries@huntleyandpartners.com

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THE CHANCEL

2 ST. ANDREW STREET, PLYMOUTH, DEVON, PL1 2AH

- Fully licensed wine bar and restaurant premises
- Charming lock-up premises with wealth of character
- Three dining areas with potential covers approx. 54 persons
- Recently closed and offering excellent potential
- Suit variety of catering styles
- New lease with flexible terms available
- Viewing strongly recommended

This fully licensed wine bar and restaurant premises enjoys a prime central trading position in the heart of the major South Devon city of Plymouth. It is located adjacent to the city's main shopping centre and, as one would expect, there is a full and varied selection of businesses represented nearby, including Cineworld [the new multi-screen cinema complex] which should certainly help ensure the continued popularity and viability of the area in future years.

Plymouth, with a population of over 250,000 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.

The premises are lock-up and comprise an attractive and well appointed wine bar and restaurant area to the ground floor, together with a charming lower ground floor dining area with kitchen and customer toilets. The business has recently closed and is in need of some refurbishment but offers excellent future trading potential and would suit a variety of catering styles. An early viewing appointment is highly recommended.

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of any contract and, whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact, and intending purchasers or lessees must satisfy themselves by inspection, or otherwise, as to the correctness of these statements. The vendors or lessors do not make or give Huntley & Partners, nor any person in their employment, any authority to make or give any representation or warranty whatsoever in relation to this property.

RICS

THE ACCOMMODATION (ALL DIMENSIONS APPROXIMATE)

GROUND FLOOR
COMMUNAL ENTRANCE HALL With stairs to upper floor and glazed door giving access through to:-
WINE BAR AND DINING AREA (Approx. 500sqft) A delightful well-appointed wine bar and dining area [air-conditioned], wooden floor, spotlighting, feature wall wine racking and potential covers for approximately 18-20 persons.
BAR SERVERY Granite top with stainless steel sink, glass canopy and wine racking.
REAR DINING AREA Being split-level and approached off glazed doors from the front dining area. Again, a delightful and intimate dining area with wood polished floor, wood panel walls to dado level, lighting and potential covers for approximately 18 persons. Fire exit/stairs to lower ground floor toilets and dining area.

LOWER GROUND FLOOR Accessed via spiral stairs from the ground floor.
RESTAURANT AREA 3 A delightful cellar style dining area with flagstone floor, whitewashed walls, themed lighting, wine racking and potential covers for approximately 18-20 persons.
KITCHEN With extraction fan, six-ring commercial range, twin deep-fat fryer and commercial clad walls.
REAR LOBBY With stairs to ground floor rear dining area.
LADIES AND GENTS TOILETS

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

THE BUSINESS

TRADES AND USES

This **CHARMING FULLY LICENSED WINE BAR AND RESTAURANT/BISTRO** enjoys an enviable trading position in the very heart of the major South Devon city of Plymouth.

Since 2011 we understand that the business operated successfully as a **POPULAR WINE BAR AND BISTRO** but closed in September 2023 for personal reasons. Whilst it is now in need of some refurbishment, it is felt that the premises would suit a variety of catering styles and uses, and that there is **EXCELLENT POTENTIAL** for new and enthusiastic tenants to establish a successful and profitable business.

TENURE The premises are now being offered with the benefit of a new 10 to 12 year lease at an initial rent of £13,000 per annum. For fuller details please contact the agents.

A great opportunity to acquire a charming fully licensed catering unit, which enjoys a highly sought after trading location and offers excellent and undoubted potential for for future development. An early viewing appointment is recommended.

BUSINESS RATES For information on the rates applicable to these premises, please visit the Valuation Office website (www.voa.gov.uk).

Price :: Leasehold : Offers Invited SAV SOLE AGENTS

Unless otherwise stated all rental figures and asking prices quoted in the above details are exclusive of any Value Added Tax that might be applicable.

VIEWING

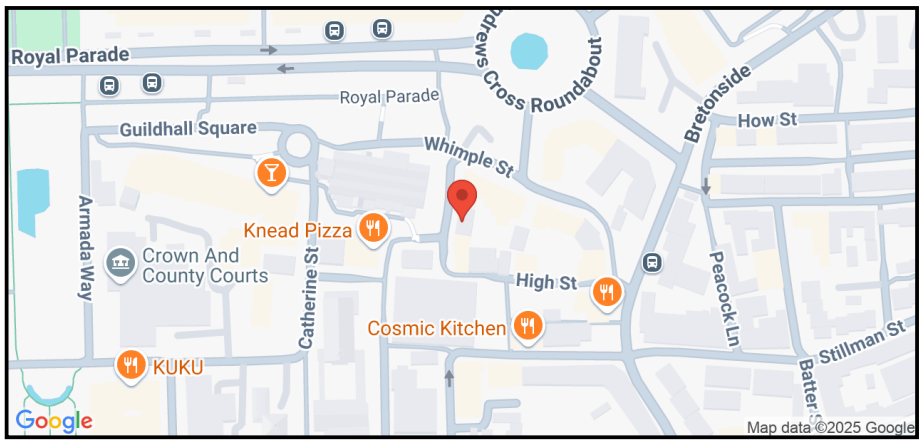
Our clients require that **all viewings must be arranged by prior appointment through our offices** . Telephone now on **PLYMOUTH (01752) 20 60 20** (24hr answering service) when we will be pleased to make all your appointments for you, and bring you up-to-date with newly listed businesses.

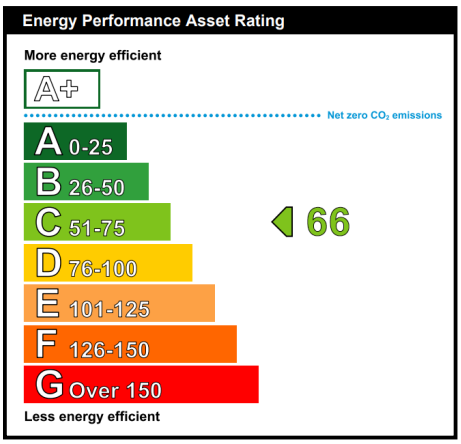
PROFESSIONAL SERVICES

We are also **Specialists in Valuations** for all purposes, **Rent Reviews, Lease Renewals, Rating, Compensation, Planning, Property Management and Auctions**. Contact our team of professionally **Qualified Surveyors, Valuers and Auctioneers** for all your requirements. Telephone us now on **PLYMOUTH (01752) 20 60 20 (24hr answering service)**.

MORTGAGES

Contact our offices now for all your mortgage requirements. Plymouth (01752) 20 60 20.





Toilets
turn left