



THISTLE PARK TAVERN, 32 COMMERCIAL ROAD, COXSIDE, PLYMOUTH, PL4 0LE

Enviably located adjacent to national tourist attraction and major entertainment centre Plymouth. Impressive period property. 3 charming bars, self-contained restaurant 50 covers, kitchens, trade patios, cellar, etc. plus 3/4 bedroom private accommodation. Historic Turnover approx. £350,000pa. Popular and traditional wet led 'Ale House'. Free of tie. Good barrelage. Retirement sale after 33 years. Genuine potential. Viewing recommended. FREEHOLD.

- **RENOWNED AND POPULAR COASTAL FREE HOUSE**
- **PRIME TRADING LOCATION**
- **THREE BARS PLUS SEPARATE 50 COVER RESTAURANT**
- **RESTAURANT CURRENTLY UNUSED BUT READY TO TRADE**
- **T/O APPROX. £236,744 PA WITH ANP APPROX. £60,000 PA**
- **WET TRADE ONLY WITH HIGH BARRELAGE**
- **RETIREMENT SALE AFTER 33 YEARS.**
- **UNDOUBTED POTENTIAL**

FREEHOLD BUSINESS TRANSFER OIRO £450,000 SAV SOLE AGENTS

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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:

The Thistle Park Tavern occupies a prime trading position just on the eastern fringes of the city centre of Plymouth. It enjoys a prominent main road trading position some 300m from the National Marine Aquarium in this increasingly popular and expanding residential and commercial area of the city. Plymouth's "Vue" entertainment centre is located immediately adjacent to the pub and, as a result of its location and reputation, the business enjoys an excellent and profitable year round trade.

The premises are end-of-terrace and appear to be of stone construction with attractive rendered and painted elevations under a pitched slate roof with some modern flat roof areas. Under the present ownership, the property has been subject to an extensive refurbishment and renovation program over the years to provide three charming bar areas to the ground floor, a self-contained restaurant with roof patio and commercial kitchen to the first floor, together with spacious and versatile 3-4 bedroom accommodation on the first and second floors. An early viewing appointment is strongly recommended to fully appreciate the size, location and undoubted future trading potential offered by this renowned and highly popular free house.

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SCHEDULE OF ACCOMMODATION:**GROUND FLOOR**

ENTRANCE PORCH With access through to:-

FRONT BAR A charming and well-appointed bar area with strip polished wooden floors, part wood panelled walls, windows to both front and side aspect, wall lighting, feature fireplace, numerous decorative memorabilia, cash machine and a range of traditional bar furniture and effects.

CENTRAL BAR SERVERY Being fully equipped and servicing all three bar areas with a full range of beer pumps and fountains, bar back shelving, range of optics and stands, chilled bottle cabinets, two digital cash registers, stainless steel sink unit, coffee machine and commercial floor covering.

BACK BAR An attractive and characterful bar area approached off the main bar with wooden floor, part wood panelled and part exposed stone walls, wall lights, fire exit to outside, dartboard, spotlighting, video gaming machine, range of traditional bar furniture and effects, door to first floor restaurant and access to:-

REAR HALLWAY With access to side bar.

LADIES AND GENTS' TOILETS

CELLAR AREA Being fully refrigerated with full ring main system.

SIDE BAR An impressive and most attractive bar area with wooden polished floor, fruit machine, quiz machine, pool table, comfortable sofa seating, juke box, wall mounted flat screen TV, range of traditional bar furniture and effects, French doors to trade patio and access through to the main bar area.

FIRST FLOOR Approached via internal staircase from the back bar.

ROOF PATIO With picnic tables and chairs, access to:-

RESTAURANT A charming dining area with picture windows to front aspect, wood laminate floor covering, small reception counter and covers for approximately 50 persons on quality upholstered bench seating together with individual carver chairs.

KITCHEN A comprehensively fitted and equipped kitchen area with range of stainless steel preparation tables, walk-in refrigeration unit, commercial dishwasher, drainer, commercial sink unit, commercial range, extraction hood system, commercial grill, freezers, twin deep-fat fryer, fluorescent lighting and commercial floor covering.

NOTE: The restaurant was operated successfully as a Thai restaurant for a number of years by our client, up until the outbreak of COVID in 2020. As a result of lockdown restrictions, the restaurant was closed and due to health reasons, our client has taken the decision not to reopen the restaurant. However, it is still fully equipped and ready to trade, and it is felt that it would lend itself to a variety of catering styles and uses. Alternatively, if new owners did not want to operate a restaurant, it is felt that the unit could be let to a prospective tenant and a valuable rental income generated.

PRIVATE ACCOMMODATION

INNER HALL With internal stairs to ground floor and separate fire exit to rear.

LOUNGE Well-appointed with picture window to front aspect and Victorian fireplace.

DINING ROOM Well-appointed with picture window to front aspect and feature Victorian fireplace (the lounge and dining room interconnect via a central archway.)

BEDROOM 4/OFFICE With window to rear aspect.

UTILITY ROOM With plumbing for washing machine and tumble dryer.

WINE STORE

NOTE: The lounge, dining area and fourth bedroom are currently utilised for storage purposes, but would lend themselves to additional private accommodation.

SECOND FLOOR

INNER HALLWAY

BEDROOM 1 A large single-bedded room, window to rear aspect.

BEDROOM 2 A double-bedded room with window to front aspect and fitted wall cupboard.

LOUNGE/BEDROOM 3 With picture window to front aspect and feature fireplace.

BATHROOM With panel bath, low-level WC and wash-hand basin.

KITCHEN With range of modern wall and floor cupboard units, window to side aspect and stainless steel sink unit.

OUTSIDE To the front of the property is a SMALL TRADE PATIO/SMOKING AREA. Also at first floor level is an additional ROOF PATIO AREA.



BUSINESS:

TRADE is that of a **RENOWNED COASTAL FREE HOUSE** which enjoys an enviable trading location adjacent to a major entertainment centre and Plymouth's National Marine Aquarium in the heart of this expanding and increasingly popular commercial and residential area of Plymouth.

The business has been in the **PRESENT OWNERSHIP** now for the past thirty three years and during our client's tenure, has developed an enviable reputation as a traditional, old fashioned public house and live music venue. It is only now **OFFERED FOR SALE** due to the ill health of the proprietor.

The business is **CURRENTLY RUN** by one proprietor together with a pool of 8-9 staff. In recent years, the current owner has taken a more "supervisory" role in the day-to-day running of the business due to health reasons. It is felt that the business would ideally suit new active owners who, if fully involved in the day-to-day running of this concern, could look to reduce the number of staff, if required.

We understand that the premises have the benefit of a **FULL ON LICENCE** (Licence Number PA0399) which has the additional benefit of a **4.30AM EXTENSION** throughout the week with the exception of Sundays when it is licensed to 1.30am. We understand that the current opening hours are from 3pm to midnight Monday to Thursday and from 1pm to 4am Fri, Saturday and Sunday.

The premises are a **FREE HOUSE** and are **FREE FROM ANY TRADING TIE** and enjoy an excellent reputation for their real ales, cider and varied selection of spirits. The pub is also a popular **ENTERTAINMENT VENUE** and hosts a variety of live bands which have proved to be popular year after year. In addition, the restaurant to the first floor has operated successfully in the past as a Thai restaurant. Whilst this is currently closed, it is still fully equipped and kitted out and it is felt this offers **EXCELLENT POTENTIAL** for future development and would lend itself to a variety of catering styles and uses. Alternatively, if new owners did not wish to operate the restaurant themselves, they could look to let the unit to a potential tenant and generate a generous rental income.

The business enjoys an **ENVIABLE REPUTATION** with a well established and regular customer base which has over the years helped to produce an excellent and profitable year round trade. We understand that the **TURNOVER** for the year ending 30th April 2022 amounted to approximately £236,744, producing a **GROSS PROFIT** of approximately £159,532 with a **NET PROFIT** of approx. £56,535. We understand trade is generated by wet sales and that a significant barrellage is achieved. We also understand that **HISTORIC TURNOVER** pre-COVID amounted to approx. £350,000. It should be stressed that for health reasons, in the last year our client has chosen to restrict trade to suit their personal circumstances. However, it is felt that under new and enthusiastic ownership, there is **EXCELLENT POTENTIAL** to increase future trading levels back to what they were historically. Additional trading figures will be made available to serious prospective buyers once they have actually inspected the premises.

We understand that **STOCK** to be taken over at valuation upon completion should amount to approximately £10,000.

The Thistle Park Tavern represents a somewhat unique opportunity to acquire one of Plymouth's best known public houses which has for year enjoyed an excellent and profitable year round trade.

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TENURE / LEASE TERMS:

Freehold.

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.

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 £14,250. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (54).

VIEWING AND CONTACT INFORMATION:

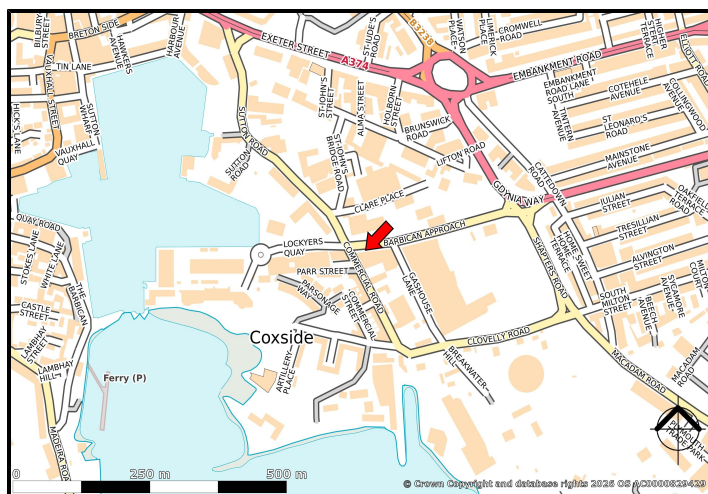
Strictly through Huntley & Partners. Please contact :-

Paul Goss on 07570 384544, 01752 206020

Email pg@listers.uk.com

Brian Hasell on 07570 384518, 01752 206020

Email bh@miller-commercial.co.uk



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