



TAKEAWAY UNIT, 40 UXBRIDGE DRIVE, PLYMOUTH, PL5 2SE

IMPRESSIVE TAKEAWAY UNIT. Located popular commercial and residential suburb Plymouth. Modern lock-up premises comprising takeaway area, kitchen/prep area, utility/stockrooms, WC and parking. Recently closed due to personal circumstances. Excellent potential. Secure lease, flexible terms available. Viewing recommended.

LEASE - PREMIUM : £10,000

- **IMPRESSIVE TAKEAWAY PREMISES**
- **POPULAR COMMERCIAL AND RESIDENTIAL SUBURB**
- **TAKEAWAY, KITCHEN/PREP AREAS, STOCKROOMS, WC**
- **AMPLE PARKING**
- **RECENTLY CLOSED FOR PERSONAL REASONS**
- **OFFERING EXCELLENT DEVELOPMENT POTENTIAL**
- **SECURE LEASE, FLEXIBLE TERMS AVAILABLE**

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 modern takeaway premises enjoys a prominent main road trading position in the heart of Ernesettle, a popular residential and commercial suburb some 4km north of the city centre of Plymouth. The takeaway adjoins a popular public house and just down the road from the unit is a council owned shopping parade which, combined with the pub, services the needs of the surrounding residential and commercial community.

The premises are deceptively large and located on the ground floor of a good-sized lock up unit, which is well presented and equipped. In brief, it comprises a takeaway area, servery, kitchen/preparation area, utility/stockroom and WC.



The property has the benefit of its own car parking which it shares with the adjoining pub. the unit was trading up until February of this year and has just closed for personal reasons. An early viewing appointment is highly recommended to fully appreciate the location and undoubted future trading potential of this catering unit.

SCHEDULE OF ACCOMMODATION:**GROUND FLOOR**

TAKEAWAY AREA [6.2m deep x 4.7m wide] Well appointed with tiled floor, spotlighting, Hopkins 3-pan range, extraction canopy, oil filtration system.

PREPARATION AREA With stainless steel commercial sink, fluorescent lighting and wall mounted boiler controlling hot water system.

SEPARATE WC UTILITY/STORE

OUTSIDE To the front of the property is a good-sized car parking area with space for approx. 12-15 cars. There is also a covered carport and bin storage area.

SERVICES We understand that all mains services are connected to the property.

**BUSINESS:**

This **IMPRESSIVE TAKEAWAY PREMISES** enjoys an enviable trading position in the heart of this popular residential and commercial suburb of Plymouth. Under the present ownership, the property has been extensively renovated and refurbished and is now only sadly offered for sale due to unforeseen personal circumstances.

The unit would lend itself to a **VARIETY OF CATERING STYLES AND USES**. Under new and enthusiastic ownership it is felt that the premises offer **EXCELLENT AND GENUINE POTENTIAL** for the future development of a highly successful catering concern.

An excellent opportunity to acquire a well presented takeaway unit which it is felt offers great potential for future development. An early viewing appointment is highly recommended.

TENURE / LEASE TERMS:

The premises are offered with the benefit of a **NEW COMMERCIAL LEASE**, the length and rent being negotiable. The lease will be incorporated within the Landlord and Tenant Act and subject to the standard renewal provisions therein. For fuller details please contact the agents.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is : TBA.

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 £6,400. To find out how much business rates will be payable there is a business rates estimator service via the website.

COVENANT STATUS:

A deposit or other security may be required subject to covenant status.

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.

ANTI MONEY LAUNDERING REGULATIONS:

A successful tenant/buyer will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

Paul Goss or **Brian Hasell**

Tel: 01752 206020

Email: enquiries@huntleyandpartners.com



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