



9 TIN LANE, SUTTON HARBOUR, PLYMOUTH, PL4 0AD

Enviably located adjacent marina, historic Barbican and city centre Plymouth. Impressive first floor lock-up premises overlooking marina. Entrance foyer, reception/bar area, restaurant covers 50, kitchens, freezer rooms and cloakrooms. Fully licensed. Unique opportunity with great potential. Viewing essential. New lease available. Flexible terms. LEASEHOLD.

- **WATER'S EDGE LICENSED RESTAURANT**
- **ADJACENT TO BARBICAN AND PLYMOUTH CITY CENTRE**
- **FIRST FLOOR LOCK-UP PREMISES WITH MARINA VIEWS**
- **RECEPTION/BAR AREA AND RESTAURANT 50 COVERS**
- **KITCHEN, FREEZER ROOMS AND CLOAKROOMS**
- **UNIQUE OPPORTUNITY WITH GREAT POTENTIAL**
- **NEW LEASE AVAILABLE WITH FLEXIBLE TERMS**

TO LET: £15,600 PER ANNUM : PREMIUM - £OFFERS INVITED

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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 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 impressive licensed restaurant is located in an enviable trading position overlooking Sutton Marina, adjacent to Plymouth's historic Barbican area and main city centre. The Drake Circus shopping mall is within easy walking distance, as is Plymouth's thriving university and main student campus. The surrounding area has a variety of both high quality residential flats together with a selection of commercial units. In turn, the recent multi-million pound redevelopment of the new Cineworld twelve screen cinema complex with its restaurant and shops is located only a short walk from the unit and this should help to attract more visitors to the area, helping to ensure a consistent trade for all businesses in the locality.

The premises are lock-up and located at first floor level, overlooking Sutton Marina itself. It briefly comprises a ground floor entrance foyer adjacent to Sutton Harbour, with steps leading to the first floor which provides a well-appointed reception and bar area, split-level restaurant, commercial kitchen area, freezer rooms and cloakrooms. The property traded successfully for many years as a Chinese and Thai restaurant and takeaway, and it is felt that it would lend itself to a variety of catering styles, offering great potential for future development. An early viewing appointment is highly recommended.

SCHEDULE OF ACCOMMODATION:

GROUND FLOOR

ENTRANCE FOYER With store cupboards and internal stairs leading to first floor.

FIRST FLOOR

RECEPTION/BAR AREA An attractive well-appointed room with picture window enjoying views out across the marina to the Barbican beyond, with suspended ceiling, lighting, tiled floor, covers for approximately 10 persons and SERVERY COUNTER with stainless steel sink unit and shelving.

RESTAURANT Being split level and semi open-plan to the reception/bar area with carpet, suspended ceiling, spotlighting, electric ceiling mounted heating, small corner dance floor area and potential covers for approximately 40 persons on a mixture of dining room tables and chairs.

FREEZER STORES/UTILITY AREAS With access through to:- KITCHEN With extraction canopy, tiled floor and walls, twin deep-fat fryer, commercial wok range, stainless steel preparation table, stainless steel commercial sink unit and small window to front aspect.

STAFF WC

LADIES AND GENTS' CLOAKROOMS

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

BUSINESS:

This **WATER'S EDGE LICENSED RESTAURANT** enjoys an enviable trading position overlooking Sutton Harbour, adjacent to Plymouth's historic Barbican and main city centre.

The business has traded successfully for many years as a **CHINESE AND THAI RESTAURANT AND TAKEAWAY** which enjoyed an enviable reputation and consistent year round trade with a good customer base. The premises are **FULLY LICENSED** and, whilst they do require some renovation and refurbishment, it is felt there is **EXCELLENT POTENTIAL** to re-establish a thriving restaurant and takeaway concern. Indeed, it is felt that due to the location and size of the property, the unit would lend itself to a **VARIETY OF CATERING STYLES AND USES** and an early viewing appointment is strongly recommended to fully appreciate the location and undoubted future potential offered by the unit.

TENURE / LEASE TERMS:

The premises are offered with the benefit of a new 3 year lease at a commencing rental of £15,600 per annum, with the tenant responsible for the standard repairing and insuring covenants. For more details please contact the agents.

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 £13,750. 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 B (38).

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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