



63 UNION STREET, PLYMOUTH, PL1 3LU

Enviably main road position popular club, pub and entertainment venue Devon city. Large period property with takeaway shop, commercial kitchen/preparation rooms, freezer/store rooms, cloaks and large 3/4 bedroom accommodation. Recently closed due to retirement. Late licence until 5am. Excellent potential. Suit variety catering styles. FREEHOLD.

- **FAST FOOD TAKEAWAY PREMISES**
- **ESTABLISHED CLUB AND ENTERTAINMENTS AREA**
- **TAKEAWAY, COMMERCIAL KITCHEN, PREP & FREEZER ROOMS**
- **LARGE 3/4 BEDROOM ACCOMMODATION TO UPPER FLOORS**
- **CLOSED DUE TO RETIREMENT AFTER 33 YEARS**
- **LATE LICENCE TO 5AM**
- **SUIT VARIETY OF CATERING STYLES/USES**

FREEHOLD OFFERS OVER £165,000 - SOLE AGENTS

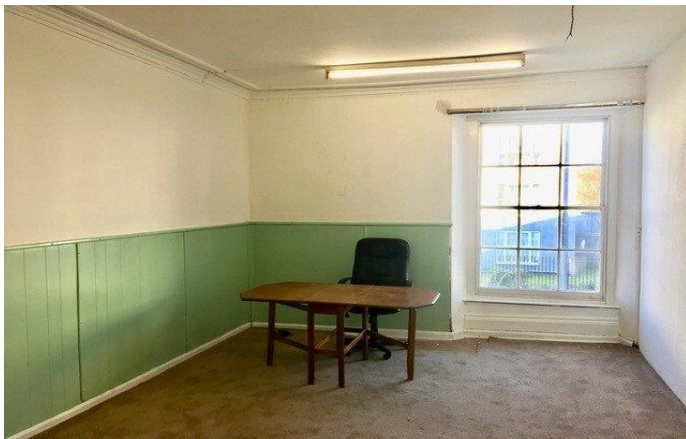
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LOCATION:

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:

This large takeaway premises is located in a prominent main road trading position in Union Street, one of Plymouth's oldest clubland and entertainment venues. There are a full and varied selection of businesses represented nearby, including a number of clubs, pubs and takeaways, Aldi and Lidl supermarkets, Plymouth Pavilions and the Theatre Royal. To the rear of Union Street is the Millbay Basin, which is not only home to Brittany Ferries, but is also undergoing a multi-million pound redevelopment scheme with numerous flats/apartments, hotel and other commercial developments taking place. When complete, this should help draw even more people to the area and enhance future trading levels for the businesses represented nearby.

The premises are terraced and believed to have been built in the late 1800s. For the main it appears to be of traditional construction with rendered and painted elevations under a pitched slate roof. It briefly comprises a traditional takeaway area with commercial kitchen, preparation rooms and freezer stores at ground floor level, together with a large and versatile 3/4 bedroom maisonette to the upper floors. An early viewing appointment is strongly recommended to fully appreciate the location and undoubted future trading potential of the unit.

SCHEDULE OF ACCOMMODATION:

GROUND FLOOR

TAKEAWAY (approx. 40sqm) A well-appointed takeaway area newly renovated and decorated with suspended ceiling with integrated lighting, windows to both front and side aspect, new floor, service counter, access to kitchens and stairs to upper floor.

INNER HALL/UTILITY AREA With shelving, fluorescent lighting, wall cupboard and telephone point.

MAIN KITCHEN (13.5sqm) Being comprehensively fitted and equipped with commercial floor covering, commercial extraction canopy, six ring commercial range, seven ring commercial wok range, six pot bain-marie, stainless steel preparation tables, stainless steel shelving, tiled walls, wash hand basin and window to side aspect.

FREEZER/PREPARATION AREA (6.5sqm) With walk in cold room, commercial sink, shelving, tiled floor and door to rear.

MEZZANINE LANDING

LADIES TOILET With low level WC and wash hand basin.

GENTS TOILETS With separate WC, two urinals and wash hand basin.

SCHEDULE OF ACCOMMODATION:**FIRST FLOOR**

LOUNGE A well-appointed room with carpet, fluorescent lighting, window to front aspect, wood panel walls to dado level and wall cupboard.

BEDROOM A large single-bedded room with fitted carpets and window to rear aspect.

OFFICE/STORE

BATHROOM With panel bath with electric shower over and sink unit.

SECOND FLOOR

LANDING With carpet and two storage cupboards.

BEDROOM 1 A double-bedded room with wall cupboard and window to rear aspect.

BEDROOM 2 A double-bedded room with window to front aspect.

BEDROOM 3 A single-bedded room with window to side aspect.

OUTSIDE To the rear of the property is a small enclosed yard area with STAFF TOILET. In addition to the rear there are TWO STORES and a separate FREEZER STORE with two chest freezers and shelving. There is a passageway which leads to the rear providing delivery access and a bin storage area.

SERVICES We understand that all mains services are available. The premises have the benefit of a fire alarm.

TENURE / LEASE TERMS:

Freehold.

BUSINESS:

This **LARGE FREEHOLD TAKEAWAY PREMISES** enjoys an enviable trading position in this established and increasing popular residential and commercial area of Plymouth.

The property has been in the **PRESENT OWNERSHIP** for over 33 years and has operated very successfully as a Chinese takeaway. It is only **OFFERED FOR SALE** as our client has now closed the business and decided to retire.

The premises currently have a **LATE LICENCE** until 5am in the morning (PNA0033) and are still fully equipped and ready to trade.

It should be noted that the surrounding dockland area is undergoing a **MULTI-MILLION POUND RESIDENTIAL AND COMMERCIAL REDEVELOPMENT** which has significantly enhanced the appeal and desirability of the area. It is also felt that the premises would **SUIT A VARIETY OF CATERING STYLES OR USES** depending upon a prospective purchasers requirements.

This is an ideal opportunity to acquire an old established takeaway premises in an enviable and increasingly popular trading location. Whilst the business is no longer trading, it is ready to trade and offers excellent scope for future development. A viewing appointment is recommended.

VAT:

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



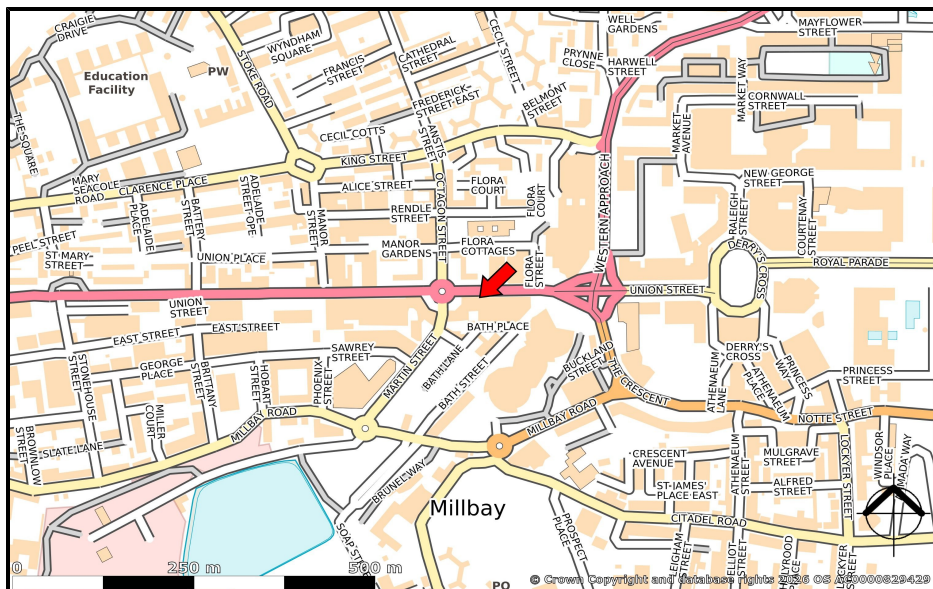
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LEGAL COSTS:

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> which shows that the current rateable value is £15,500. To find out how much business rates will be payable there is a business rates estimator service via the website. The residential accommodation is recorded under Council Tax Band A.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is E (106).

VIEWING AND CONTACT INFORMATION:

Strictly through Huntley & Partners. Please contact either:-

Paul Goss on 07570 384544, 01752 206020

Email pg@listers.uk.com

Brian Hasell on 07570 384518, 01752 206020

Email bh@millers-commercial.co.uk

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