



THE BARBICAN ICE CREAM PARLOUR 15 SOUTHSIDE STREET, BARBICAN, PLYMOUTH, PL1 2LB

HARBOURSIDE ICE CREAM SHOP AND COFFEE BAR. Prime location heart historic and famous Barbican area of Plymouth. Charming lock-up premises with impressive fully equipped takeaway and sales shop, freezer store, WC, staffroom and outside trade patio. Reputable and well established business. Turnover approx. £80,000pa with healthy gross profit margin. Secure lease. Viewing recommended. LEASEHOLD.

- WELL ESTABLISHED ICE CREAM PARLOUR / COFFEE BAR
- HISTORIC HARBOURSIDE WATER'S EDGE LOCATION
- COMPREHENSIVELY FITTED AND EQUIPPED THROUGHOUT
- TAKEAWAY AREA AND SALES SHOP
- FREEZER STORE, WC AND OUTSIDE SEATING
- T/O RESTRICTED TO VAT THRESHOLD, HEALTHY MARGINS
- IDEAL LIFESTYLE BUSINESS. SECURE LEASE

LEASEHOLD BUSINESS TRANSFER £89,950 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:

This delightful and most attractive business occupies a prime trading position in Southside Street in the very heart of Plymouth's historic harbourside Barbican area. The Barbican is the city's most popular tourist area and is famous for its narrow cobbled streets and history, tourist style shops, restaurants, pubs, clubs, art galleries, wine bars and gift shops etc. The harbourside itself has a large number of boat moorings and marinas and the city's famous Hoe and main seafront area is within comfortable walking distance.

The premises are lock-up and occupy the ground floor of a corner property believed to be 150 years old. They briefly comprise a charming well appointed takeaway and coffee bar area, freezer store and unisex toilet. The unit is well presented and comprehensively fitted and equipped throughout. In addition, it also has the benefit of a small outside seating area which is rented separately from the Local Authority and proves to be very popular during the summer months. An early viewing appointment is highly recommended to fully appreciate the location and appeal of this well established and comfortably run business concern.

SCHEDULE OF ACCOMMODATION:

GROUND FLOOR

ICE CREAM SHOP & COFFEE BAR (Approx. 26.8m² [188ft²])

A pleasing and well appointed ice cream parlour and coffee bar with windows to both front and side aspects, comprehensively fitted and equipped throughout, tiled floor, fluorescent lighting, chilled ice cream serve over display unit, various shelving, chilled upright drinks display fridge, service counter, commercial coffee machine, fitted walls covers, stainless steel preparation counter, countertop panini machine, extractor canopy, refrigeration, Polar counter chiller unit, Slush Puppy machine, air fryer, small stainless steel wash-hand basin.

HALLWAY/FREEZER STORE With three chest freezers, tiled floor and fluorescent lighting.

UNISEX/DISABLED WC

SMALL REAR STAFF AREA With stainless steel sink unit and cupboards under, shelving and Bosch dishwasher.

OUTSIDE Directly to the side of the property is a cobbled outside seating area with picnic tables and chairs with covers for approx. 14 persons. This is rented separately from the Local Authority but proves to be a popular asset especially during the busy summer period.

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

TENURE / LEASE TERMS:

We understand that the premises are subject to a ten year commercial lease from November 2020 at a current rent of £1,000 per calendar month, exclusive of rates, subject to rent reviews every third year, with the tenant responsible for the standard repairing and insuring covenants. We understand that the lease is incorporated within the Landlord & Tenant Act and that a new lease is available, subject to the provisions therein.

BUSINESS:

TRADE is that of a **CHARMING ICE CREAM SHOP AND COFFEE BAR** which enjoys a prime trading position in the heart of Plymouth's historic harbourside Barbican area. The business is **WELL ESTABLISHED** with an enviable reputation and is reputed to be Plymouth's oldest ice cream business. It has been in the **PRESENT HANDS** since 2018 and is now only **OFFERED FOR SALE** due to the vendors other business interests and commitments in Cornwall.

The business is **CURRENTLY RUN** by one proprietor together with a pool of nine part-time staff which fluctuates during the off and on seasons. However, it is felt it would be ideally suited to an active couple/family team. We understand that the **CURRENT OPENING HOURS** are from 10.30am to 5.30/6.00pm throughout the week. During the busy summer period these hours are sometimes extended to 8.00pm. In turn, out of season the hours are reduced, and the shop is open from 11am to around 5.00pm.

The menu includes a wide range of ice creams and hot and cold delicacies, together with tea, coffee and a variety of light snacks.

At present our client chooses to trade **BELOW THE VAT THRESHOLD** (approx. £80,000). We understand that a **HEALTHY GROSS PROFIT MARGIN** is achieved. 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 £2,000 - £3,000.

An ideal opportunity to acquire a reputable and well established business in a highly enviable trading position. It is felt that it would be ideal for active owners looking for a lifestyle concern. Viewing strongly recommended.

VAT:

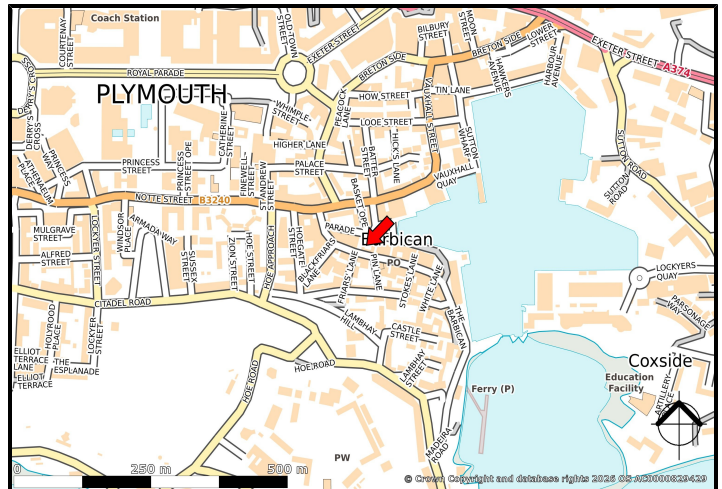
All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs.

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 £10,750. 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 C(66).

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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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.