



40 UXBRIDGE DRIVE, ERNESETTLE, PLYMOUTH, PL5 2SE

Excellent location popular residential and commercial suburb Plymouth. Substantial detached property comprising separate traditional public house with attractive 3 bedroom accommodation and self-contained licensed takeaway unit with sales shop, kitchens etc. Large car park. Potential rental approx. £25,000 per annum. Viewing recommended.

- VALUABLE COMMERCIAL INVESTMENT PREMISES
- POPULAR RESIDENTIAL/COMMERCIAL SUBURB
- SUBSTANTIAL DETACHED PROPERTY
- PUBLIC HOUSE AND SEPARATE LICENSED TAKEAWAY
- POTENTIAL RENTAL INCOME APPROX. £25,000PA

FREEHOLD INVESTMENT OFFER IN EXCESS OF £250,000

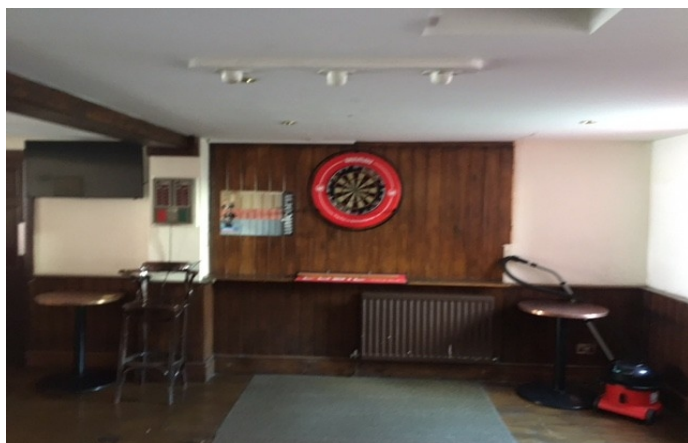
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LOCATION:

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 impressive commercial investment property enjoys an enviable main road trading position in Ernesettle, a popular residential and commercial suburb approx. 4km north of Plymouth's main city centre. The surrounding area is densely populated with a mixture of private and council owned accommodation and it is also close to the Ernesettle Industrial Estate which houses a variety of trades and businesses. The premises are detached and appear to be of modern block and brick construction under a pitched tiled roof with some additional flat roof areas. It comprises a self-contained public house with traditional lounge bar area and spacious 3-4 bedroom accommodation, plus a self-contained takeaway unit with kitchen, prep room and stock facilities.

SCHEDULE OF ACCOMMODATION: PUBLIC HOUSE

GROUND FLOOR

FRONT ENTRANCE PORCH

LOUNGE BAR Traditional bar area with wood floor, fireplace, radiator, windows to front and rear aspect. Fully equipped bar servery.

POOL ROOM Approached off the lounge bar with fitted carpet, wood panelled walls and window to front aspect.

REAR HALLWAY Providing access to:

LADIES AND GENTS' TOILETS

CELLAR

KITCHEN/UTILITY AREA

FIRST FLOOR

LANDING With carpet, radiator and window to rear aspect.

SEPARATE WC

BATHROOM With panel bath and shower over, sink unit and airing cupboard.

LOUNGE A large and well appointed room with carpet, radiator, fireplace and windows to front aspect.

KITCHEN With range of wall and base units, stainless steel sink unit, electric cooker point and fire exit to external flat roof area.

BEDROOM 1 / OFFICE A small double-bedded room with carpet and window to side aspect.

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

BEDROOM 3 A double-bedded room with carpet, radiator and window to front aspect.



SCHEDULE OF ACCOMMODATION: TAKEAWAY UNIT:

GROUND FLOOR

TAKEAWAY AREA 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. The pub has the benefit of a gas-fired central heating system.

BUSINESS:

TRADE is that of a **VALUABLE COMMERCIAL INVESTMENT PROPERTY** located in Ernesettle, a popular residential and commercial area of Plymouth. The property comprises a self-contained public house with flat over, together with a separate self-contained lock-up takeaway unit.

The pub is **CURRENTLY LET** to a long standing tenant who has been in situ for over 20 years. They have just signed a new 6 year lease at a rental of £15,000 per annum.

The takeaway is currently vacant although this was previously let at **MONTHLY RENTAL** of approx. £1,083. It has been successfully operated as a Chinese takeaway and fish and chip shop in the past, although it is felt it would lend itself to a variety of catering styles and uses. It is currently available to lease and is anticipated that a new tenant will be in situ to coincide with the purchase of the freehold.

It is felt that the **ANNUAL RENTAL** for the two units when fully let should be at least £25,000 per annum. For fuller details please contact the agents.

TENURE:

Freehold.

LEASE TERMS:

The pub is currently let on a commercial lease. A new 6 year lease has just been signed at a rental of £15,000 per annum, excluding rates, subject to rent reviews every 3rd year and with the tenant responsible for the standard repairing and insuring covenants. Until recently, the takeaway was let at a rental of £1,300pcm although it closed earlier this year due to personal circumstances. A new tenant is currently being sought for the takeaway and it is anticipated this should be let before any purchase.

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 £5,800 for the pub and £6,400 for the takeaway unit. To find out how much business rates will be payable there is a business rates estimator service via the website.

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.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is : TBA.

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@miller-commercial.co.uk



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