

L43719B

R1742

FREEHOLD TAKEAWAY PREMISES

63 UNION STREET, PLYMOUTH, DEVON, PL1 3LU

- Impressive fast food takeaway premises
- High street location in established club and entertainment area
- Substantial period property with takeaway, commercial kitchen, preparation and freezer rooms
- Large 3/4 bedroom accommodation
- Closed due to retirement after 33 years
- Historic turnover approximately £5,000pw with excellent development potential
- Late licence to 5am. Suit variety of catering uses or styles
- Freehold or Leasehold options. Viewing strongly recommended



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.

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.

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.

THE ACCOMMODATION (ALL DIMENSIONS APPROXIMATE)

GROUND FLOOR

TAKEAWAY (Approx. 40sqm) A well-appointed takeaway area, newly renovated and decorated, with suspended ceiling and integrated lighting, windows to both front and side aspect, new floor covering, 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.

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 main services are available. The premises have the benefit of a fire alarm.

THE 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 for years as a 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.

The business was previously **WELL ESTABLISHED** and had been trading for many years with the benefit of a consistent and regular customer base. Historically, the business had enjoyed a **WEEKLY TURNOVER** of around £5,000 and it is felt that under new and enthusiastic ownership there is **EXCELLENT POTENTIAL** to re-establish a successful and lucrative business.

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.

BUSINESS RATES For information on the rates applicable to these premises, please visit the Valuation Office website (www.voa.gov.uk).

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. An early viewing appointment is recommended.

LEASEHOLD OR FREEHOLD OPTIONS

LEASEHOLD : The premises are available with the benefit of a new 15 year lease, at a commencing rental of £18,000 pa in year 1, £20,000 p.a year 2 and £21,600 p.a year 3, exclusive of rates, subject to rent reviews end year 3 and thereafter every 3 years, with the tenant responsible for full repairing and insuring covenants. **PRICE: OFFERS INVITED.**

OR

FREEHOLD : PRICE: OIRO £250,000.

Price :: Freehold : Guide Price :: £249,999.00 SOLE AGENTS

Price :: Leasehold : Offers Invited SOLE AGENTS

Unless otherwise stated all rental figures and asking prices quoted in the above details are exclusive of any Value Added Tax that might be applicable.

VIEWING

Our clients require that **all viewings must be arranged by prior appointment through our offices** . Telephone now on **PLYMOUTH (01752) 20 60 20** (24hr answering service) when we will be pleased to make all your appointments for you, and bring you up-to-date with newly listed businesses.

PROFESSIONAL SERVICES

We are also **Specialists in Valuations** for all purposes, **Rent Reviews, Lease Renewals, Rating, Compensation, Planning, Property Management and Auctions**. Contact our team of professionally **Qualified Surveyors, Valuers and Auctioneers** for all your requirements. Telephone us now on **PLYMOUTH (01752) 20 60 20 (24hr answering service)**.

MORTGAGES

Contact our offices now for all your mortgage requirements. Plymouth (01752) 20 60 20.





