

SPARGO HOUSE  
10 BUDSHEAD WAY  
PLYMOUTH PL6 5FE

Q11PSG

Ref No: L.1753

tel: 01752 20 60 20

fax: 01752 20 60 26

e-mail:

enquiries@huntleyandpartners.com

Website:

www.huntleyandpartners.com

## THE REVENUE PUBLIC HOUSE

**32 MARLBOROUGH STREET, DEVONPORT, PLYMOUTH, PL1 4AU.**

- \* *Traditional public house.*
- \* *Busy and well established shopping precinct.*
- \* *Large period property*
- \* *Well-appointed lounge/bar together with self-contained 3/4 bed accom.*
- \* *Historic turnover approx. £160,000 p.a.*
- \* *Purely wet trade.*
- \* *Recently closed, with undoubted future trading potential.*
- \* *Free house with new Free of Tie lease. Flexible terms available.*



The Revenue is located in the heart of Marlborough Street, the shopping precinct serving Devonport. There are a variety of businesses represented nearby including Iceland and Co-op, as well as a variety of other retail and catering establishments. The precinct is served by two public car parks, and the surrounding area is densely populated.

In recent years, Devonport has received government funding of around £50 million, which has enabled an extensive regeneration programme to be carried out in the area. Since 1999, the investment undertaken has begun to transform Devonport, physically, socially and demographically. Where once the area was run down, depressed and classified as "deprived", it is beginning to become a model of 21<sup>st</sup> century living, working and playing. In particular to the south, is the former Royal Naval South Yard enclave which, for 40 years, was walled off from the people of Devonport. However, the 7.3 hectare site is now undergoing a £70 million redevelopment to provide a further 460 houses. Whilst to the south-east is the former MOD and Admiralty site, which is now also being released for redevelopment.

Plymouth, with a population of over 250,000 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 offered subject to contract, availability and confirmation of details. The particulars do not form any part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact, and intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of these statements. The vendors or lessors do not make or give Huntley & Partners nor any person in their employment, any authority to make or give any representation or warranty whatsoever in relation to this property.

The premises are terraced and believed to have been built circa 1900. They mainly appear to be of traditional construction with rendered and painted elevations under a main pitched slate roof with some flat roof extensions to the rear. The property briefly comprises a well-appointed and traditional lounge bar, servery, cellar, small kitchen and toilets to ground floor, complemented by a spacious 3/4 bedroom self-contained maisonette to the first and second floors. An early viewing appointment is strongly recommended to fully appreciate the undoubted future trading potential of the unit.

## **THE ACCOMMODATION** (ALL DIMENSIONS APPROXIMATE)

### **GROUND FLOOR**

**FRONT ENTRANCE VESTIBULE** Providing access through to bar and self-contained access to upper floor accommodation.

**BAR AREA** A traditional open-plan lounge bar area with three arched windows to front aspect, wood panelled walls to dado level, carpet, dartboard area, wall lights and door to rear yard area.

**BAR SERVERY** With polished serve over counter, wood panelled front, mirror back shelving and range of beer pumps and fonts (free loan).

**SMALL KITCHEN/UTILITY AREA** located off of the bar servery, with stainless steel sink unit with cupboard under and window to rear aspect.

**LADIES TOILETS** With low level w.c. and sink unit.

### **FIRST FLOOR**

**MEZZANINE LANDING** With access to:-

**KITCHEN** With range of wall and floor cupboard units, stainless steel sink unit, gas cooker point, window to side aspect and access through to:-

**UTILITY ROOM** With gas-fired wall mounted boiler controlling central heating and hot water, plumbing for washing machine and access through to:-

**BATHROOM** With panelled bath with fitted Mira shower over, low level w.c., wash-hand basin, radiator and part-tiled walls.

**MAIN LANDING** With access to:-

**BEDROOM 1** (3.99m x 2.93m) a double-bedded room with uPVC double-glazed window to rear aspect.

**LOUNGE/BEDROOM 4** A well-appointed room with carpet, fireplace and uPVC window to front aspect.

### **SECOND FLOOR**

**LANDING** With access to:-

**BEDROOM 2** (5.07m x 4.09m) a double-bedded room with carpet, fireplace and uPVC window to front aspect.

**BEDROOM 3** (3.99m x 2.09m) a double-bedded room with carpet and uPVC window to rear aspect, enjoying views out towards the Tamar Estuary and to Cornwall beyond.

**NOTE:** There is potential to rent rooms out to generate a healthy income if a new tenant did not want to live above the pub.

**OUTSIDE** To the rear of the property is an enclosed yard area with **GENTS TOILETS** with 3 urinals, w.c. and tiled walls. Also to the rear is a **CELLAR** which is fully refrigerated with ring main system (free loan), and double doors providing delivery to the rear.

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

### **THE BUSINESS**

The Revenue Public House enjoys an **ENVIALE TRADING POSITION** in this busy shopping precinct serving the popular residential area of Devonport. The unit has operated successfully for many years as a traditional wet led public house. We feel that it is important to stress that the pub itself had enjoyed a steady and profitable year round trade for many years, and it was primarily the divorce of the previous owners that impacted on the revenue and resulted in its eventual closure.

Indeed, The Revenue enjoyed a good local patronage, with its own darts and snooker teams, and also offered regular karaoke and live music, as well as Sky Sports. We understand the pub is purported to have had an annual turnover of around £160,000. The premises are a **FREE HOUSE** and are free from any trading tie. It is felt that the acquisition of The Revenue is an excellent opportunity to acquire a traditional public house which offers **EXCELLENT POTENTIAL, FUTURE DEVELOPMENT** and ideally suited to active hands-on owners.

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

**TENURE** A new Free of Tie lease is available, the length of which is negotiable. The commencing rental is £15,000 per annum, excluding rates, subject to rent reviews every 3 years and to the standard repairing and insuring covenants.

**PRICE: NIL PREMIUM**

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.

**LOCATION MAP**

