

SPARGO HOUSE
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STOKE BAR AND GRILL

72-74 DEVONPORT ROAD, STOKE, PLYMOUTH, PL3 4DL.

- * Superior fully licensed bar and functions venue.
- * Completely renovated and refurbished throughout.
- * 2 stunning fully furnished bar areas.
- * Café area, superb commercial kitchen and trade terrace.
- * Turnover approx. £10,000 per week and growing. Free of tie lease. Flexible terms.
- * Unique opportunity. Viewing strongly recommended.



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 Stoke Bar and Grill occupies a prominent main road trading position in the heart of "Stoke Village" an established commercial and shopping area which serves the popular residential areas of Stoke and Devonport. The surrounding area is made up of densely populated housing, which ensures that the business enjoys an established and profitable year round trade.

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.

This substantial property is mid-terrace, believed to be constructed mainly of stone with rendered and painted elevations under a pitched slate roof with some various flat roof extensions to the front and rear. The property briefly comprises extensive open-plan bar and function areas over two floors, café unit, superior commercial kitchen, trade terrace, cellar, cloakrooms and ancillary storage facilities. The trade areas have been completely renovated and refurbished under the present ownership and now are presented to a superb standard throughout and an early viewing appointment is strongly recommended to fully appreciate the true size, quality and undoubted future trading potential of this impressive licensed concern.

THE ACCOMMODATION

(ALL DIMENSIONS APPROXIMATE)

GROUND FLOOR

ENTRANCE VESTIBULE Giving access through to main bar areas together with internal access to the café unit.

MAIN BAR (12.9m X 12.4m) An extensive totally refurbished open-plan bar area, comfortably furnished with range of upholstered bench seating, sofa seating, polished top tables, gaming machines, juke box, flat screen TVs, flat screen projection system, dance floor, music and lighting systems and mobile carvery unit.

BAR SERVERY A large L shaped servery being fully equipped with full range of beer pumps and fonts, polished servery counter, bar back shelving, commercial coffee machine, bottled chillers, sink unit, glass washer, digital cash registers etc.

LADIES AND GENTS TOILETS

KITCHEN Newly equipped and refitted with commercial dish washing area, main kitchen area, preparation room, freezer room and staff toilet. All comprehensively fitted and equipped with commercial floor and wall coverings, extraction and a full inventory of catering equipment.

CELLAR AREA Fully refrigerated with full top pressure system and delivery doors to rear.

CAFÉ (5m x 4.3m) A double-fronted unit directly accessed off Devonport Road with separate entrance porch, seating for approximately 16-18 persons with servery area and access to main bar.

FIRST FLOOR

TOP BAR/FUNCTION SUITE (10.7m x 7.9m) Again, a superbly presented and equipped balcony style bar approached via stairs from the main bar together with a separate internal staircase from the main entrance vestibule. This bar overlooks the ground floor bar and dance floor area, again superbly fitted and equipped with French doors and window to front aspect, pool table, spotlighting, carpet, quality bar tables and chairs and glazed doors to patio roof terrace area.

BAR SERVERY Being fully equipped with polished servery counter, full range of beer pumps and fonts, bottle chillers, digital cash register and bar back shelving.

LADIES AND GENTS TOILETS

SNUG/MEETINGS ROOM An attractive well-appointed room with windows overlooking the first floor and both bar areas with range of leather armchair seating.

SMALL OFFICE

SECOND FLOOR Approached off internal staircase from the first floor bar and function suite.

UTILITY/STORAGE AREA An ancillary store and stockroom facility.

OUTSIDE

ROOF PATIO TERRACE AREA With variety of outside tables and chairs.

REAR ENCLOSED COURTYARD AREA With a number of storage sheds and is accessed via a service lane to the rear.

SERVICES We understand that all main services are available to the property. The premises have the benefit of a gas-fired central heating system. The unit is protected by a CCTV security system.

THE BUSINESS

TRADE is that of a **SUPERIOR FULLY LICENSED BAR AND FUNCTIONS VENUE** which enjoys an excellent trading position in the heart of this busy shopping parade serving this popular residential suburb of Plymouth.

The premises have been **EXTENSIVELY RENOVATED AND REFURBISHED** by our clients to provide superbly presented bar, function and catering facilities. At present, the business is **RUN UNDER MANAGEMENT** with the current proprietors taking a purely supervisory role in the operating due to their own commitments. At present they currently employ three full-time staff and a pool of part-time staff producing a **CURRENT WAGE BILL** of around £1,300 per week. However, it is envisaged that the business would ideally suit active owners involved in the day to day running of the concern.

We understand that the current **OPENING HOURS** are from 11am through to 11pm Monday to Thursday, 11am to 2/2.30am on Fridays and Saturdays and from 12 midday to 11pm on Sundays. It is felt that these hours could be extended in the mornings by new owners, particularly if they wanted to open the café to cater for morning trade such as breakfasts, teas, coffees etc.

The business is **WELL ESTABLISHED** and enjoys an excellent and growing year round trade. It enjoys a strong local custom and is a popular sports venue and runs its own pool team. In turn, it is a popular location for all functions, weddings, private parties and engagements. We understand that the **AVERAGE WEEKLY TURNOVER** amounts to approximately £8,000 to £10,000 per week with a **PROJECTED TURNOVER** for the year of around £450,000. We understand that, at present, the majority of the trade is wet led with a **GROSS PROFIT** achieved of around 55-58%. However, it should be noted that the refurbishment was undertaken in the middle of 2015 and that as a result of the improvements the business has shown **EXCELLENT GROWTH** in recent months and it is felt that with the introduction of the new catering facilities there is tremendous potential to further develop the food side of the business to enhance future turnover and profits. Additional trading figures will be made available to serious buyers once they have actually inspected the premises.

We understand that **STOCK** to be taken over at valuation upon completion should amount to approximately £5,000 - £10,000.

TENURE The premises are offered with the benefit of a new lease which will be subject to the standard repairing and insuring covenants. It will be a free of tie lease with the length and rental level negotiable. For fuller details please contact the agents.

A unique opportunity to acquire a superb fully licensed bar and functions venue which is superbly presented and equipped throughout. Whilst it enjoys a consistent and profitable year round trade it is felt that it offers genuine scope for future development and growth under new and enthusiastic owners.

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

PRICE: 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.

LOCATION MAP



PHOTOGRAPHS

