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## STRICTLY PRIVATE AND CONFIDENTIAL

**CARPE DIEM, 50 NORTH HILL, PLYMOUTH, DEVON, PL4 8EU.**

- \* *Reputable cocktail and champagne bar.*
- \* *Fully licensed premises with 2am extension.*
- \* *Superbly presented and furnished throughout.*
- \* *Run under management, ideal owner run concern.*
- \* *Fantastic opportunity with great trading potential.*
- \* *Viewing highly 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.

Carpe Diem is a reputable cocktail and champagne bar, with most impressive trade areas, all of which are presented to an extremely high standard to provide a charming and stylish atmosphere. The premises are located in a prime trading position directly fronting on to Plymouth's North Hill, being one of the main access routes into the city centre and the Drake Circus shopping mall, both of which are within comfortable walking distance. In turn, the unit is located within close proximity to Plymouth's expanding university campus and North Hill is arguably one of the most popular areas amongst students, with numerous halls of residence within walking distance together with a countless selection of flats, bed-sits and private student accommodation nearby. North Hill is also renowned as being a professional and commercial area with numerous long established firms of solicitors, accountants, surveyors, estate agents, letting agents, dental practices etc.

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 themselves, as previously indicated, are superbly presented and equipped and briefly comprise a stylish bar area at ground floor level, kitchen and cloakrooms at lower ground floor level, a charming first floor lounge area, together with a covered trade patio area with seating to the rear. Indeed, an early viewing appointment is strongly recommended to fully appreciate the location, quality and undoubted future trading potential of this well established concern.

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

### **GROUND FLOOR**

**THE BAR** (8.2m x 5.2m) A stylish well-appointed bar area with stripped polished wooden floor, wall mounted flat screen TV, part wood panelled walls, integrated ceiling lighting, background music system and a range of comfortable upholstered seating with bar tables and chairs.

**BAR SERVERY** Fully equipped with Faema commercial coffee machine, bar back shelving, stainless steel sink unit, chillers, beer engines, digital cash register, glass washer and ice making machine.

**REAR PATIO** Approached directly from the bar area with steps leading to a covered patio area (5.45m x 4.5m) with fitted carpet, range of bench seating, lantern style lighting, part wood panelled walls to dado level, two feature statuettes, corner utility storage cupboard and fire exit.

**DISABLED TOILET** Off the bar area.

### **LOWER GROUND FLOOR**

#### **LADIES AND GENTS CLOAK ROOMS**

**KITCHEN** A comprehensive inventory of commercial catering equipment including stainless steel extraction system, stainless steel commercial sink unit, four ring commercial oven, twin and single deep-fat fryers, commercial grill, fridge/freezer, dishwasher, insectocutor and range of counter style stainless steel refrigeration units.

#### **CELLAR**

**BOTTLE STORE/OFFICE** With CCTV and range of shelving.

**FIRST FLOOR** Approached off open stairs direct from the ground floor bar area.

**LOUNGE AREA** (8.6m x 5.4m) A charming well-appointed room with windows to both front and rear aspect, fitted carpet, two feature fireplaces, wall mounted flat screen TV, range of sofa style seating together with a mixture of quality upholstered seating with bar tables, background music system and wall lights.

**SERVICES** We understand that all main services are connected.

## **THE BUSINESS**

**TRADE** is that of a **FULLY LICENSED COCKTAIL AND CHAMPAGNE BAR** catering for a mixed clientele ranging from business and professional people through to private individuals and private parties. Whilst the unit is located on North Hill, arguably Plymouth's main student venue, it is important to note that whilst our client does attract some student trade it only accounts for a small proportion of the trade although naturally, due to its location, new owners may feel that this is one aspect of the trade they want to exploit in the future.

Carpe Diem is one of Plymouth's premier cocktail and champagne bars and offers an extensive and stylish menu with a wide selection of sprits, refined wines and premium champagnes. The business is currently **FULLY STAFFED** with our client taking a purely supervisory role in the operation of the business. However, it is felt that it would ideally suit new active owners who if fully involved in the day to day running of the business could make a significant saving on wage costs moving forward to enhance future profitability.

The business is **FULLY LICENSED** and we understand that the current **OPENING HOURS** are from 4pm to 2pm throughout the week. There is scope to increase the opening hours in the day particularly if new proprietors feel they want to develop further the food side of the business which at present is not exploited.

The business is **WELL ESTABLISHED AND ENJOYS A CONSISTENT AND REGULAR YEAR ROUND TRADE**. We understand that an historic turnover of around £250,000 per annum has been achieved. As previously mentioned there are numerous aspects of the business that have not been fully exploited and it is felt that the business offers new and enthusiastic owners **TREMENDOUS POTENTIAL** to further enhance and build up the existing trade.

We understand that **STOCK** to be taken over at valuation upon completion is negotiable.

**TENURE** The business is available with the benefit of a new licence agreement, the terms and conditions of which are negotiable. For fuller details please contact the agents.

**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)).

**PRICE: NO PREMIUM**

**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.

**PHOTOGRAPHS**



**ENERGY PERFORMANCE CERTIFICATE**

