

SPARGO HOUSE
10 BUDSHEAD WAY
PLYMOUTH PL6 5FE

tel: 01752 20 60 20
fax: 01752 20 60 26

e-mail:
enquiries@huntleyandpartners.com
Website:
www.huntleyandpartners.com

Q05PSG

Ref No: R.571

THE SAMPHIRE BUSH

36 ADMIRALTY STREET, STONEHOUSE, PLYMOUTH, PL1 3RU.

- * *Charming licensed restaurant and bistro.*
- * *Sought after water's edge residential and commercial area.*
- * *Two delightful dining areas for covers approx. 40 persons.*
- * *Kitchens, utility/preparation room, freezer store, cloakrooms and enclosed patio yard area.*
- * *Well established concern with historic turnover approx. £5,000 per week.*
- * *Suit variety of catering styles.*
- * *New lease available. Flexible terms. 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.

These well established and reputable restaurant premises are located in an enviable trading position in the heart of the popular and sought after residential area of Stonehouse, approximately 2km from the city centre of Plymouth. Stonehouse is a Conservation Area and enjoys an enviable water's edge central position within the city and has, within recent years, been transformed with a multi-million pound facelift, including the redevelopment of the Royal William Yard into a mixture of luxury residential flats, offices and retail units. In turn, the nearby Millbay Redevelopment Scheme, a £300 million pound commercial and residential development, is currently under way and should help to ensure the continued popularity and prosperity of the area.

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 lock-up and briefly comprise two delightful well-appointed and interconnecting dining areas together with a kitchen, utility/preparation room, freezer store, customer toilets and enclosed courtyard area. The property has been trading successfully now for some 40 years as a licensed restaurant and bistro and an early viewing appointment is strongly recommended to fully appreciate the charm and undoubted future trading potential offered by these impressive catering premises.

THE ACCOMMODATION (ALL DIMENSIONS APPROXIMATE)

GROUND FLOOR

RESTAURANT AREA 1 A delightful double-fronted dining area, attractively decorated and presented throughout with carpet, feature stone fireplace, radiators, wall lighting, and covers for approximately 22 persons on range of upholstered bench seating together with quality dining room tables and chairs.

CORNER BAR SERVERY With polished serve over counter, stainless steel sink unit, commercial coffee machine and access to kitchens.

RESTAURANT AREA 2 A charming dining area being semi open-plan to the front restaurant area, having been newly refitted and refurbished with fitted carpet, ceiling skylights, radiators and covers for an additional 18 persons on quality dining room tables and chairs, access to kitchen, customer toilets and outside yard area.

KITCHEN With tiled walls and floors, extraction system, fluorescent lighting, two six ring gas ranges, stainless steel sink unit, gas-fired boiler controlling hot water and central heating, insectocutor and door to:-

PREPARATION/UTILITY ROOM With tiled floor, refrigerator and access to dining area.

REAR LOBBY With access to freezer room and access to:-

LADIES AND GENTS TOILETS

FREEZER STORE

OUTSIDE Directly to the rear of the property is a small enclosed patio yard area with access to the rear service lane.

SERVICES We understand that all main services are available. The premises have the benefit of a gas-fired central heating system.

THE BUSINESS

TRADE is that of a **CHARMING LICENSED RESTAURANT AND BISTRO** which enjoys an enviable trading position in the heart of this popular water's edge residential and commercial area of Plymouth.

The premises have been operated as a restaurant now for almost 40 years and, during this time, it has enjoyed an excellent reputation with a consistent year round trade. Indeed, our client operated the restaurant successfully from May 2002 through to October 2008 when we understand that a **HISTORIC ANNUAL TURNOVER** of around £250,000 was achieved. At the end of 2008, due to bereavement, our client decided to let the property on a formal lease agreement. The current tenant has been operating the business successfully now for the past 4 years and during this period has established an enviable reputation and consistent year round trade. However, due to personal reasons, he has decided that he will not look to take a new lease when it comes up for renewal and therefore our client is now looking for a new tenant. It is felt that the restaurant would suit a variety of catering styles and offers excellent potential for redevelopment under new and enthusiastic ownership. Indeed, it is felt to be a unique opportunity to acquire a charming and impressive restaurant unit which offers tremendous scope for future development.

BUSINESS RATES We understand that the Rateable Value is £4,200 and that, as a consequence, it qualifies for Business Rate relief with no rates payable

TENURE The restaurant is available with the benefit of a new lease, the length of which is negotiable, at a commencing rental of £1,500 per calendar month, exclusive of rates, subject to rent reviews every 3rd year, with the tenant responsible for shop front and internal repairing and insuring covenants.

PRICE: OFFERS INVITED

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

