

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

Q10PDA

Ref No: R.589

MARKET GRILL

9 MARKET AVENUE, PLYMOUTH, DEVON. PL1 1PE.

- * *Licensed restaurant and coffee shop.*
- * *Prominent city centre trading position.*
- * *Well presented and fully equipped throughout.*
- * *Historic turnover approx. £4,000-£5,000 per week.*
- * *Suit variety of trading styles.*
- * *Same ownership for past 38 years.*
- * *Excellent trading potential.*
- * *Viewing recommended.*



These restaurant premises are located in a prominent trading position set in Market Avenue looking directly up New George Street, one of Plymouth's main shopping thoroughfares. Situated all around are a wealth of multiple traders whilst immediately to the rear is a large pay and display car park. Further afield, but still within walking distance, are the Theatre Royal, the Pavilions and many of the city's nightclubs. Consequently, the business has enjoyed a very high level of passing trade both through the day and throughout the evening which, in turn, resulted in a steady and sizeable 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 dockyard. 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, by rail and by air. 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.

These substantial mid-terraced premises comprise briefly of a main restaurant on the ground floor, trade kitchens and preparation rooms on the first floor and then a series of stores and staffroom facilities above.

THE ACCOMMODATION (ALL DIMENSIONS APPROXIMATE)

GROUND FLOOR

GLAZED ENTRANCE VESTIBULE Leading to : -

RESTAURANT 12.85m (depth) x 4.15m (width). Attractively decorated and equipped throughout with carpet, wall lights, two ceiling fans and a range of wheel back chairs and polished top tables providing covers for approximately 44 persons.

BAR SERVERY With wood panelled front with counter over, Maidaid glass washer, stainless steel sink unit, refrigerator, beer pump, double door bottle chiller, range of wooden back bar shelving with wine racking and **DUMB WAITER**.

REAR LOBBY With door to car park, **STORE CUPBOARD** and stairs to lower ground floor toilets.

STAIRWELL TO FIRST FLOOR

FIRST FLOOR

LANDING With range of storage shelving and door to : -

CATERING KITCHEN 9m x 5.2m. Comprehensively equipped throughout with large extraction canopy, charcoal grill, six burner range, further Blue Seal four burner range, commercial grill, walk-in refrigerator, fully tiled walls, fluorescent lighting, large double commercial sink, range of metal shelving, further sink unit, range of stainless steel preparation services, four pot bain-marie, Novum chest freezer, **DUMB WAITER**, gravity meat slicer, two microwave ovens, Beko freezer, two Blizzard refrigerated makeup tables, Bakers Pride pizza oven, Britony II wall mounted gas boiler, door to **REAR FLAT ROOF AREA** with vegetable stores and stairs to : -

SECOND FLOOR

LANDING LARGE WALK-IN FREEZER, commercial pasta maker, shelving and door to : -

STORE 2.28m x 2.13m. With door to **FURTHER FLAT ROOF AREA**.

FURTHER STORE AREA With Levin commercial chiller, skylight and shelving.

STAFF W.C. With low level w.c. suite and sink unit.

SERVICES We understand that the property benefits from all main services

THE BUSINESS

TRADE was that of a **VERY WELL ESTABLISHED LICENSED RESTAURANT AND COFFEE SHOP** which enjoyed a prominent trading position set in the heart of the city centre of Plymouth. The business has recently closed, but in the past enjoyed a **STEADY YEAR ROUND TRADE** with an established local clientele which was boosted during the summer months by the many holidaymakers and tourists who pass through the area. The business has been run by the same family for over 35 years and is now **ONLY OFFERED FOR SALE** due to the proprietors' other business interests.

We understand that historically the **AVERAGE WEEKLY TURNOVER** was approximately £4,000-£5,000, achieving a **GROSS PROFIT** of approximately 60%. It is felt that under new and enthusiastic ownership there is **EXCELLENT POTENTIAL** to re-establish a successful catering concern. It is felt that the unit would lend itself to a **VARIETY OF TRADING STYLES**.

TENURE We understand that the premises are held on a 20 year Lease from 2006, subject to rent reviews every fifth year, the tenant responsible for full repairing and insuring covenants. We also understand that the landlord has granted a rent free period till March 2014 at which point the rent will be £12,500 per annum.

PRICE: LEASEHOLD 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

