

RESTAURANT PREMISES

9 TIN LANE, SUTTON HARBOUR, PLYMOUTH, DEVON, PL4 0AD

- Water's edge licensed restaurant
- Envidable location overlooking Sutton Marina, adjacent to historic Barbican and city centre of Plymouth
- Impressive first floor lock-up premises enjoying views out across the marina
- Entrance foyer, reception/bar area, restaurant covers 50, kitchen, freezer rooms and cloakrooms
- Unique opportunity with great potential
- New lease available with flexible terms. Viewing strongly recommended



This impressive licensed restaurant is located in an enviable trading position overlooking Sutton Marina, adjacent to Plymouth's historic Barbican area and main city centre. The Drake Circus shopping mall is within easy walking distance, as is Plymouth's thriving university and main student campus. The surrounding area has a variety of both high quality residential flats together with a selection of commercial units. In turn, the recent multi-million pound redevelopment of the new Cineworld twelve screen cinema complex with its restaurant and shops is located only a short walk from the unit and this should help to attract more visitors to the area, helping to ensure a consistent trade for all businesses in the locality.

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 located at first floor level, overlooking Sutton Marina itself. It briefly comprises a ground floor entrance foyer adjacent to Sutton Harbour, with steps leading to the first floor which provides a well-appointed reception and bar area, split-level restaurant, commercial kitchen area, freezer rooms and cloakrooms. The property traded successfully for many years as a Chinese and Thai restaurant and takeaway, and it is felt that it would lend itself to a variety of catering styles, offering great potential for future development. An early viewing appointment is highly recommended.

THE ACCOMMODATION (ALL DIMENSIONS APPROXIMATE)

GROUND FLOOR

ENTRANCE FOYER With store cupboards and internal stairs leading to first floor.

FIRST FLOOR

RECEPTION/BAR AREA An attractive well-appointed room with picture window enjoying views out across the marina to the Barbican beyond, with suspended ceiling, lighting, tiled floor, covers for approximately 10 persons and **SERVERY COUNTER** with stainless steel sink unit and shelving.

RESTAURANT Being split level and semi open-plan to the reception/bar area with carpet, suspended ceiling, spotlighting, electric ceiling mounted heating, small corner dance floor area and potential covers for approximately 40 persons on a mixture of dining room tables and chairs.

FREEZER STORES/UTILITY AREAS With access through to:-

KITCHEN With extraction canopy, tiled floor and walls, twin deep-fat fryer, commercial wok range, stainless steel preparation table, stainless steel commercial sink unit and small window to front aspect.

STAFF WC

LADIES AND GENTS' CLOAKROOMS

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

THE BUSINESS

This **WATER'S EDGE LICENSED RESTAURANT** enjoys an enviable trading position overlooking Sutton Harbour, adjacent to Plymouth's historic Barbican and main city centre.

The business has traded successfully for many years as a **CHINESE AND THAI RESTAURANT AND TAKEAWAY** which enjoyed an enviable reputation and consistent year round trade with a good customer base. The premises are **FULLY LICENSED** and, whilst they do require some renovation and refurbishment, it is felt there is **EXCELLENT POTENTIAL** to re-establish a thriving restaurant and takeaway concern. Indeed, it is felt that due to the location and size of the property, the unit would lend itself to a **VARIETY OF CATERING STYLES AND USES** and an early viewing appointment is strongly recommended to fully appreciate the location and undoubted future potential offered by the unit.

TENURE The premises are offered with the benefit of a new 3 year lease at a commencing rental of £15,600 per annum, with the tenant responsible for the standard repairing and insuring covenants. For more 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).

Price :: Leasehold : Offers Invited SAV

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

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