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## O' PIRATE RESTAURANT & TAKEAWAY 59 NORTH HILL, PLYMOUTH, DEVON, PL4 8HB

- Stunning Piri Piri chicken takeaway and restaurant
- Prime location on North Hill close to university and main city centre
- Completely renovated and refurbished throughout and presented to exceptional condition
- Stunning restaurant and takeaway section covers 36
- Excellent fully equipped commercial kitchen and preparation areas
- Staff and customer toilets, office, decked trade patio
- Projected Turnover approx. £500,000pa with GP approx.70%
- Leasehold. Unique opportunity. Viewing strongly recommended



This impressive and newly refurbished catering unit is 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 which is only a short walk away. The unit is located within close proximity to Plymouth's expanding university campus. North Hill is arguably one of the city's most popular areas for 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 a number of long established firms of solicitors, accountants, surveyors, estate agents, letting agents etc. Consequently, the business is ideally placed to generate an excellent and consistent year round custom.

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 on the ground floor of a substantial period property. When our client took the unit it was an empty shell and, during their tenure, it has been completely renovated and refurbished, and is now presented in superb condition throughout. It now comprises a charming themed restaurant and takeaway area, stunning fully equipped commercial kitchen and preparation areas, staff and customer toilets plus office. In addition, there is a raised decked trade patio directly to the front and an enclosed rear yard with parking for delivery bikes.

The business is located in an enviable and highly sought after trading position and, as indicated, is presented to an exceptionally high standard throughout. An early viewing appointment is strongly recommended to fully appreciate the quality, appeal and undoubted future trading potential of this somewhat unique catering concern.

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

**GROUND FLOOR** (Total GIA approx. 111sqm)

**RESTAURANT AND TAKEAWAY** A charming and impressive dining and takeaway area with feature exposed stone walls and timber beamed ceiling, themed pendant lighting, dark wooden floor, feature mural to wall, menu board and covers approximately 36 persons on quality dark wooden topped tables and chairs.

**CUSTOMER UNISEX TOILET**

**SERVERY SECTION** A custom built servery with stainless steel counter, beer engines, commercial floor covering, digital till system, counter refrigeration, chilled drinks cabinet, illuminated menu display boards and shelving.

**KITCHEN AND PREPARATION AREAS** Being open-plan to the restaurant and superbly fitted and equipped with commercial floor and commercial clad walls, fluorescent energy efficient lighting, stainless steel extraction system, stainless steel counter refrigeration unit, Pitco 4 pan fryer, commercial grill, 2 Unox commercial ovens, stainless steel wash-hand basin, refrigeration, central preparation counter, 2 Fagor stainless steel double door refrigerators, Adexa stainless steel chip scuttle, hot cupboard, Adexa counter griddle, stainless steel commercial sink unit and wash-up area and shelving.

**STAFF AREA/TOILET**

**SMALL OFFICE**

**REAR PREPARATION AREA** With commercial floor and access to outside rear.

**OUTSIDE** To the front of the premises is a raised timber decked trade patio with integrated floor lighting and outside picnic tables and bench seating for approximately 18 persons. To the rear is an enclosed courtyard area with bin store, wash-up area and parking for delivery bikes

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

## **THE BUSINESS**

This **STUNNING PORTUGUESE PIRI PIRI INSPIRED RESTAURANT AND TAKEAWAY** occupies an excellent and highly sought after trading position on North Hill, only a short walk from Plymouth's expanding university campus and the main city centre. Under the present ownership, the premises have been completely renovated and refurbished and are presented to an exceptional condition throughout. Unfortunately, due to our clients other business interests and commitments they have reluctantly had to close the business. However, it is ready to be opened and traded immediately and represents a somewhat unique business opportunity.

The **MENU** revolved around Portuguese style Piri-Piri cuisine with a full selection of chicken dishes offered, together with a selection of burgers, wraps, paninis and desserts. We understand that the premises are **FULLY LICENCED** for the sale of alcohol. The **OPENING HOURS** were from 4.00pm till 11.00pm throughout the week. Our clients were in the process of applying for a late licence, which if successful would enable them or new owners to increase the trading hours if they wished to do so.

Up until it closed recently, the business enjoyed an enviable reputation for its quality food and service. We understand that the **WEEKLY TURNOVER** amounted to approximately £5,000 to £7,000 per week with a **GROSS PROFIT** of around 70%. We understand that approximately £2,000 per week was attributable to deliveries which is felt this would continue to increase with the introduction of additional delivery platforms. The business **SHOWED CONSISTENT SIGNS OF GROWTH** whilst it was open with sales increasing week on week. Our clients were anticipating a **PROJECTED TURNOVER** of around £500,000. It is felt that under new and enthusiastic ownership their is **EXCELLENT AND UNDOUBTED POTENTIAL** to establish a successful and most profitable catering concern. Additional trading figures will be made available to serious prospective buyers once they have actually inspected the premises.

We understand that **STOCK** to be taken over on completion should amount to approximately £4,000 to £5,000.

**TENURE** The premises are held on a 15 year commercial lease at a current rent of £14,400 per annum, exclusive of rates, subject to rent reviews every 5 years, with the tenant responsible for standard repairing and insuring covenants.

**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)).

An ideal opportunity to acquire a superior licensed restaurant and takeaway in a prime trading location. The premises are presented to a particularly high standard and, whilst trading successfully, offer excellent potential for future development. A viewing appointment is strongly recommended.

**Price :: Leasehold : Offers in Excess of :: £90,000.00 SAV 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**

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