



TAYLOR SON & CREBER

CONSULTANT SURVEYORS



FORTE 7, 47 SOUTHSIDE STREET, THE BARBICAN, PLYMOUTH, PL1 2LD

£0 (Leasehold)

A VERY WELL PRESENTED SANDWICH SHOP IN THE HEART OF PLYMOUTH'S HISTORIC BARBICAN AREA. THE BUSINESS NEWLY FITTED WAS OPENED IN MAY 2008 AND HAS ENJOYED A STEADY GROWTH PATTERN. AN URGENT SALE IS NOW DUE TO HEALTH REASONS. THE LUCKY PURCHASER WOULD HAVE THE BENEFIT OF AN ESTABLISHED BUSINESS IN THIS SOUGHT AFTER AREA.

ALL OFFERS NOW CONSIDERED AS URGENT SALE REQUIRED

PREVIOUS ASKING PRICE £25,000

Ref No. TSC1065

FORTE 7
47 SOUTHSIDE STREET
BARBICAN
PLYMOUTH
PL1 2LD



Tel: **01752 20 20 35**
www.taylorcreber.co.uk



Applicants are requested to make appointments to view and conduct negotiations through the Agents. No responsibility can be accepted for any expense incurred by fruitless journeys.

Messrs Taylor Son & Creber for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) no person in the employment of Messrs Taylor Son & Creber has any authority to make or give any representation or warranty whatever in relation to this property.


Regulated by RICS

Situated in the prime street of Plymouth's historic Barbican area, this very well presented business offers the purchaser an excellent opportunity.

Established in May 2008 and now only available due to other business commitments this business's turnover is continuing to improve month on month.

The business offers a wide selection of fayre including sandwiches, baguettes, wraps, bagels, jacket potatoes, hot soups and paninis.

After consultation with the local planning authority, a conditional 'A5' planning consent was sort and granted for the hot food takeaway element being the potatoes, soup and paninis.

Please note the Landlords would not consent to a full 'A5' takeaway use that requires the installation of extractors.

The turnover is steadily growing and currently stands at around £2,000.00 per month average with a projected increase to £3,000.00 per month. Full details of figures will be made available having viewed the premises.

Accommodation:

The premises extend to some 30m2 (320sq ft) with WC and WHB.

Lease:

15 years from May 2008 subject to 3 yearly rent reviews on full repairing and insuring terms.

Rent:

£8,820.00 p.a.

Rates:

2005 rateable value - £4,700.00

VAT:

All prices and rents quoted are exclusive of VAT where chargeable.

Viewing:

Strictly by prior appointment with the Agents Taylor Son & Creber 01752 202035