



# TAYLOR SON & CREBER

CONSULTANT SURVEYORS



## THE LONDON INN, 8 CHURCH ROAD, PLYMPTON ST MAURICE, PLYMOUTH, PL7 1NJ

**£25,000 (Leasehold)**

A CHARACTER VILLAGE 2 BAR FREEHOUSE WITH FUNCTION ROOM, CAR PARK AND BOTH TRADE AND PRIVATE GARDENS IN THE SOUGHT AFTER ANCIENT STANNARY TOWN OF PLYMPTON ST MAURICE.

THE BUSINESS, HAVING SUFFERED RECENT CLOSURE IS NOW OPEN AND TRADING ON WET SALES BASIS ONLY, AVERAGING £3,000 PER WEEK GROSS.

OFFERS ARE INVITED FOR THE LEASE AND TRADE FIXTURES AND FITTINGS.

GUIDE PRICE £25,000 +

Ref No. TSC0047

The London Inn  
8 Church Road  
Plympton St Maurice  
Plymouth  
PL7 1NJ



Tel: **01752 20 20 35**  
[www.taylorcreber.co.uk](http://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

## **Situation:**

Plympton St Maurice is an historic village and conservation area, having been granted stannary rights in the 14th Century, boasts an early Motte and Bailey Castle which is the scene of the local Civic Association's Lamb Feast and fayre which is held as part of the village's annual Festival in June.

Famous sons of Plympton St Maurice include Sir George Treby of nearby Plympton House who was a Member of Parliament and Chancellor of the Exchequer in the 18th Century, but the most famous was the renowned artist Sir Joshua Reynolds RA.

## **Description:**

The pub occupies a corner site across the road from the Parish Church and adjoining church hall.

The Public Bar, with its massive stone fireplace, has been extended and is a popular venue for the playing of traditional pub sports and the watching of sports of all types, especially Rugby Union.

The Lounge Bar has always enjoyed popularity and has its own distinct atmosphere and clientele.

## **Business:**

No trading accounts are available. Prospective purchasers will have to prepare their own cash flow forecasts and projected profit and loss statements as these will be required by the Freeholders prior to them granting consent for the lease assignment.

We understand that turnover is currently approximately £3,000 per week inclusive of VAT, wet trade only.

Some previous barrelage details can be gleaned from George Gilmour, S&N(UK) Ltd on 07970 126281.

## **Licensing and Opening Hours:**

We are awaiting details of the premises licence to confirm trading hours. Please note offers received from interested parties who do not currently hold a personal licence or are not already booked on a course will be considered although without a personal licence the Freeholders will not consider an application for an assignment.

## **Accommodation:**

Entrance Porch  
with access to both bars.

Lounge Bar

A welcoming bar, carpeted with seating for approximately 30, open fireplace and bar servery with solid wood bar and mirror backings.

Communicating passage to:

Public Bar Stone tiled floor. Seating approximately 30+ with feature stone fireplace.

Ladies & Gents WCs

Door to store area through to:

Cellar/Bottle Store Door to outside internal courtyard

First Floor

Function Room

A useful function room, having been previously used as a bistro.

Commercial Kitchen

Private Accommodation

Lounge, bathroom and office/storeroom

Second Floor

Landing, 3 double bedrooms and utility room

### **Outside:**

Across the road is a large garage and parking for several cars.

To the side of the car park is the decked trade patio with BBQ area.

The private, enclosed garden is to the rear of the garage and its access is off Sugar Lane, a pedestrian lane between Church Road and Barbican Road leading to St Maurice Castle.

### **Lease:**

A 20 year Phoenix Inns Ltd lease from 1 January 1997, subject to 5 yearly rent reviews, on full repairing and insuring terms.

### **Rent:**

£26,500 per annum exclusive

### **Viewing :**

Strictly by prior appointment with the sole selling agents Taylor Son & Creber 01752 202035

### **VAT:**

All prices quoted are exclusive of VAT where chargeable.