



# TAYLOR SON & CREBER

CONSULTANT SURVEYORS



## THE MECHANICS ARMS 31 STONEHOUSE STREET PLYMOUTH PL1 3PE

**£199,500 (Freehold)**

ON THE INSTRUCTIONS OF St AUSTELL BREWERY

A FREEHOLD PUBLIC HOUSE IN THE MILLBAY REGENERATION AREA OF THE CITY.

UNTIL RECENTLY THE BUSINESS HAS TRADED AS A TIED HOUSE AND NOW OFFERS AN EXCITING OPPORTUNITY EITHER AS A PUB OR INDEED FOR ALTERNATIVE USES SUBJECT TO THE NECESSARY CONSENTS BEING OBTAINED

WE UNDERSTAND THAT THE 2009 TRADE WAS 118 BARRELS OF BEERS AND CIDERS INCLUDING BOTTLED, 2386 LITRES OF MINERALS AND 623 LITRES OF WINES AND SPIRITS INCLUDING PPS.

OFFERS INVITED

Ref No. TSC 1155

The Mecnanics Arms  
31 Stonehouse Street  
Plymouth  
PL1 3PE



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

## Accommodation

### Ground Floor

Corner entrance into large single bar 4.89m x 12.33m Central bar servery with traditional backings Door to outside inner courtyard which has been decked and used as a smoking area.

Rear access door Commercial kitchen 2.28m x 3.3m Steps down to utility area 2.31m x 5.4m Beer Cellar off with road drop

### First Floor

Ladies and Gents WC's

Private Accommodation Kitchen Lounge 5m x 3.41m Front bedroom 5.04m x 3.56m Rear bedroom 3.65m x 3.17m door out to roof area

### Second floor

Bedroom 5.05m x 2.51m Bathroom corner bath suite comprising corner bath with shower over WC and wash hand basin.

Outside Small rear car park

EPC An energy performance certificate has been applied for. Please ask for info

Price Offers invited on £199,500 freehold with vacant possession

VAT All prices quoted are exclusive of VAT where chargeable

Viewing Strictly by prior appointment