

THE COMPTON INN
77 Priory Road
Plymouth, Devon, PL3 5ER



FREEHOLD: £175,000 PLUS VAT REF: 4674

Substantial character community freehouse with 3 bedroom owners accommodation and potential for alternative commercial use including restaurant and/or takeaway, subject to the usual consents.

The Compton Inn is located in a suburb of Plymouth which retains a village like feel and lies between the Manamead and Efford areas of the city. Plymouth is a city with one of the most natural harbours in the world, to the north is Dartmoor National Park and Plymouth itself has a population of well over 250,000 people. There is a mainline train service to London (Paddington) and to Penzance in Cornwall. Brittany Ferries operates a year round service from Plymouth to France and Northern Spain. The pub can be accessed from the A38 Devon Expressway which in turn leads to the M5 motorway at Exeter.

The Compton Inn is a substantial two storey building of traditional construction under a predominantly pitched slate roof with painted and rendered elevations. The property is semi-detached and briefly comprises:- Large Open Plan Single Bar with Dining Area, Main Trade Areas, Ladies & Gents WCs, and a small Commercial Kitchen. On the first floor is a Meeting/Function Room and a spacious 3 Bedroom Owners Apartment with Sitting Room, Kitchen and Bathroom. Externally the property has 2 Seating Areas to the front and a large store room and Beer Cellar to the rear.



ACCOMMODATION

GROUND FLOOR

Main customer entrance to front into open plan **Main Bar Area**. A large open single character trade area with carpeted flooring, ceiling timbers and part wood panelled walls, range of free standing wooden tables, chairs, perimeter seating for 50 plus customers, wall mounted menu boards, feature fireplace, pool table area, timber fronted and polished timber topped **Bar Servery** with access through into small semi-commercial **Kitchen Area** with Altro flooring and part tiled walls. **Ladies & Gents WCs**.

FIRST FLOOR

Meeting/Function Room with seating for approximately 24 customers. **Further Customer WC**.

OWNERS ACCOMMODATION

Situated on the first floor is the spacious owners private accommodation which comprises:- **Sitting Room**, **3 Double Bedrooms**, **Kitchen** and **Bathroom** with WC.

EXTERNALLY

To the front of the property there are **2 Separate Seating Areas** with bench seating for 20+ customers and to the rear of the property on the opposite side of a private lane, is a large outbuilding with temperature controlled **Beer Cellar** and a large **Store Room**.

Please note: The fittings, equipment and services listed have not been tested by the agents, although we are informed that all items are in working order.

THE BUSINESS

Trading Style

The Compton Inn has the potential to be re-established as a wet led community public house in a densely populated residential area of Plymouth.

It is felt that the premises would also be suitable as a restaurant or takeaway business, subject to the necessary consents being obtained.

Turnover

There are no accounts available and interested parties should make their own assessment of the trading potential.

Current Staffing

There are currently no staffing commitments under TUPE.

RATING

For up to date Business Rates and Council Tax information relating to this property, we refer you to The Valuation Office website www.voa.gov.uk.

SERVICES (advised by client)

We are advised that all mains services are connected to the subject property.

EPC – Energy rating D.

TENURE (VAT WILL BE PAYABLE)

£175,000 for the freehold interest.

ESTIMATED F&F VALUE - TBC.

VIEWINGS

Strictly by appointment with the vendors Sole Selling Agents. Tel: 01392 201262.
Email: info@stonesmith.co.uk

For further information, contact Mike Phillips on 01392 201262.



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