

FRIENDSHIP INN 170 Albert Road Plymouth, Devon

stonesmith
PROPERTY SPECIALISTS



FREEHOLD: £195,000 **REF: 4567**
REDUCED FOR QUICK SALE

Prominent end of terrace community freehouse with 3 bedroom accommodation offering potential to develop the trade

The Friendship Inn is a deceptively spacious character three storey end of terrace property with origins reputed to date back over 100 years.

The property is a traditional style single bar freehouse which briefly comprises; Main Lounge Bar (30+ standing room), Owner's Accommodation with 3 Bedrooms, Sitting Room and Bathroom.

The Friendship Inn occupies a prominent main road trading location on Albert Road, which links the desirable suburb of Stoke to the Royal Naval Dockyard at Devonport. The surrounding area is a mixture of complementary businesses and residential property including a luxury development of over 100 apartments with a potential client base for a new business. Plymouth, with a population of circa 250,000 is the largest city in the South West and is a thriving industrial and commercial centre. 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, a mainline rail link to London and Plymouth City Airport.



ACCOMMODATION (All dimensions are approximate).

GROUND FLOOR

Entrance doors to the front leading into **Main Lounge Bar** a character trading area with wood fronted **Bar Servery** with canopy over, carpeted flooring, dart board area, ceiling timbers, part wooden panelled walls, 2 feature fireplaces and a range of tables, chairs and stools for circa 30 customers plus standing room. **Ladies & Gents WC's**. small **Kitchenette Area**. **Beer Cellar** temperature controlled with door to the rear on the ground floor.

OWNER'S ACCOMMODATION

Located on the first and second floor and briefly comprises:- **Sitting Room** with aspect to the front, **Kitchen**, **Bedroom 1** a double bedroom with aspect to the rear, **Bedroom 2** a double bedroom with aspect to the front, **Bedroom 3** a single bedroom with aspect to the rear, **Bathroom**.

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 and Potential

Through other business commitments, our client only trades the business on extremely limited opening hours with wet sales only undertaken and no food offered. Our client advises that there is considerable scope to develop all aspects of the trade, especially by increasing the opening hours and offering food or even completely changing the trading style to that of food led business, as we understand that there is plenty of demand for this in the immediate area for a bistro/wine bar or a specialty restaurant with takeaway. The property has been owned by our client for the past 5 years.

Turnover

As previously stated, the business is casually run by our client on extremely limited hours. Consequently there are no trading figures available and purchasers are asked to make their own judgement as to the commercial viability of the business.

Licences

A Premises Licence is held for the supply of alcohol, late night refreshment and provision of facilities for music and dancing. Permitted hours are 10:00am to midnight with 30 minutes additional drinking up time.

Part Exchange

Our client would be willing to consider a part exchange on this business for a suitable property. Please contact us for further details.

RATING

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



SERVICES (advised by client)

All mains services are connected to the subject property.

PRICE & TENURE (VAT may be chargeable in addition if appropriate)

Reduced for a quick sale to £195,000 for the valuable freehold interest as a going concern business and full trade inventory. Wet and dry stocks to be additional at valuation. Vacant possession upon completion.

FINANCE

An early discussion about finance can often save time and disappointment. If you would like independent specialist advice on funding this property or any other purchase, contact us for details of our approved brokers.

VIEWINGS

Strictly by appointment with the vendors Sole Selling Agents. Tel:(01392)201262. Email:info@stonesmith.co.uk You are recommended to contact us before visiting the property even for an informal viewing. We can then confirm whether or not it is still available.

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. Stonesmith 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 only 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 Stonesmith has any authority to make or give any representation or warranty whatever in relation to this property. The word "property" throughout shall include business and trade contents if appropriate