



For Sale

The Swallow

59-61 Bretonside, Plymouth, PL4 0BD

Freehold guide £195,000 (Plus VAT)

- Substantial Public House
- 0.05 acre plot
- Busy roadside position close to city centre
- Open plan ground floor bar with separate pool room
- Smoking shelter
- Two bedroom flat on first and second floor



Location

The Swallow occupies a corner plot position on Breton side, situated within a mixed commercial, office and residential area. The property is a short walking distance of local shops and amenities, the Harbour side and the city centre in approximately ½ mile. The new Barcode development is 2 minutes walk.

Plymouth is a coastal port located on the south Devon coast at the mouth of the River Tamar and the River Plym. The city is recognised as the second largest commercial centre in the south west of England, after Bristol. The city is approximately 244 miles south west of London, 120 miles south west of Bristol and 45 miles south west of Exeter. Plymouth benefits from good road communications with principal access via the A38 Devon Expressway which links with the M5 Motorway at Exeter providing access to the national motorway network.

Description

The property is a brick built detached public house with a render finish. The building is set out over three floors with a trade area on the ground floor and two floors of accommodation above (with separate access). We understand that the venue has been run for some years as an entertainment venue with a focus on the LGBT community.

Accommodation

The ground floor trade area is accessed via an entrance on the corner of the property which leads to an open plan trade area which splits into three defined areas as follows: **Main bar** (9.8m x 4m average) with wooden bar servery, stripped wooden flooring and leading to the pool room and back bar. **Back bar** (6.6m x 5.4m) with return bar servery, raised stage to rear, rear access door to smoking shelter and access to inner hallway. **Pool room** (7.1m x 3.5m average) with separate access to front of building and to the upper floors, access to inner hallway. Inner hallway with access to ladies and gents WC's and the above ground **beer cellar** (6.3m x 3m + 3.3m x 1.2m) with access for deliveries via the smoking shelter.

Private accommodation

Accessed both internally and externally from the ground floor with stairs leading to an open plan landing with **kitchen** (8.3m x 3.3m average). Separate **utility room** and door to **lounge** (5m x 4.3m) with access to the rear flat roof area. Access to upper floor with landing leading to **bedroom** (6.1m 3.4m plus recess), **bedroom** (3.1m x 1.9m + 2.2m x 1.8m), through room (2.4m x 2.3m) to **shower room with WC**.

External Area

There is a covered smoking area to the rear of the building with access onto the street and the beer cellar.

Trade

The venue has been run as an investment by our clients and as such no historic accounts are available. The sale includes the transfer of the premises licence.

Planning

The property falls under Plymouth City Council planning authority and is within the Barbican conservation area.

Fixtures and Fittings

The sale does not include any items of furniture; equipment, trade fixtures and fittings. Any that are left post completion are not warranted for their suitability, safety or ownership. The asking price is for the land and buildings only.

Terms of availability

The property is available freehold with a guide of **£195,000** plus VAT.

In order that we can give detailed consideration to all the offers received, we ask that the following information is included:

- The name and address of the purchaser
- The headline amount offered
- Any conditions
- Proof of funding
- Solicitor details

It should be noted that our client is under no obligation to accept the highest offer or indeed any offer submitted.

Note

We have received extract information from a structural engineer's report prepared on behalf of a third party that there is movement in the building that needs to be addressed. We have not received the full report nor have the current owners undertaken their own report and neither we nor the current owners can attest to the accuracy of the report. Any interested party should conduct their own investigations before making an offer.

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Legal costs

Each party to bear its own costs.

Tax

VAT will be payable on 90% of the purchase price as per HMRC guidelines. Stamp duty is payable on the gross amount. VAT registered buyers may be able to reclaim VAT and are advised to seek professional advice in this regard.

Viewing & further information

Property inspection and viewing strictly by appointment.

No direct approach may be made to the business.

EPC: E116

Rating Assessment

The rateable value for 1 April 2017 has been set at £13,500. Council tax band A. Interested parties are advised to make their own enquiries in regards to current rates and council tax payable.



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