



Duchy of Cornwall

Ref: 4256508

14 Anstis Street, Plymouth, PL1 5JT

Freehold: £200,000 plus VAT (if applicable)

Attractive two storey corner property

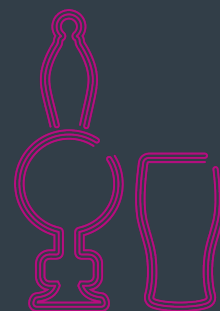
Single bar servery

Two bedroom owner's accommodation

Late licence (1.30am Friday & Saturday)

At present, 100% wet sales.

Energy Rating C



A three storey corner property of brick construction under a pitched slate tiled roof with colour rendered elevations, with extensions at both first and second floor level. Internally, the trade areas consist of a single bar trading area and upper floors providing owner's accommodation.

Location

Plymouth is a port city in South West England, located on the south coast of Devon bordering Cornwall to the west. Located at the mouth of the Rivers Plym and Tamar and at the head of Plymouth Sound Harbour, the property is located half a mile South West of the city centre, situated on the corner of Anstis Street and Frederick Street east.

Anstis Street connects to Union Street and the A374 which is one of the arterial roads linking Plymouth's local routes and major roads. The public house is also less than one mile from the mainline station.

Ground Floor

Additional Areas:

- * Ladies & Gents WC's
- * Ground level beer cellar

Internal Details

Public Trade Areas:

- * Lounge/public bar (30 seating) with single bar servery

Owner's Accommodation

Arranged on first and second floors, consisting of:

- * Two bedrooms
- * Lounge
- * Domestic kitchen
- * Bathroom and separate WC





The Opportunity

The Duchy of Cornwall currently operates as a 100% wet led local's pub serving a range of keg and cask ales. At present there is no food offer.

Tenure

Freehold

Trading Hours

Monday – Thursday: 10:00 - 00:30
Friday – Saturday: 10:00 - 01:30
Sunday: 10:00 - 23:30

VAT

The property is elected for VAT. It is anticipated however that the sale will be dealt with as a TOGC.

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

Neil Morgan

Senior Director Pubs & Restaurants
M:+44 7831 101 260
E:neil.morgan@christie.com
London



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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