



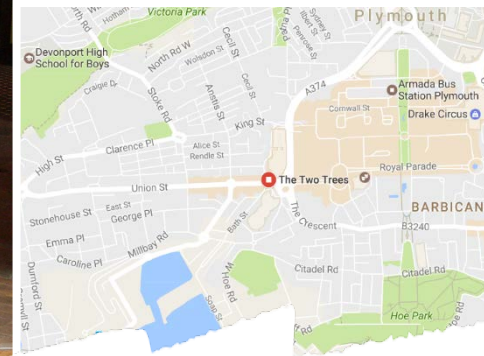
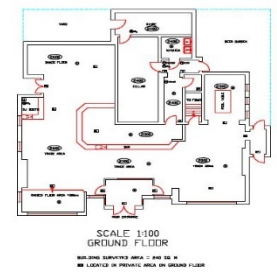
# For Sale

## The Two Trees

*30 Union Street, Plymouth, PL1 3EX*

*Freehold £350,000 Plus VAT*

- Ground floor 240 sq mtrs/ 2,583 sq ft
- One bedroom flat
- Offers Considered
- City centre venue opposite Plymouth Pavilions
- Enclosed rear beer garden, Customer car park (10)
- Site area 730 sq mtrs/ 0.18 acres



### Location

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.

The Two Trees is situated on Union Street immediately opposite Plymouth Pavilions and the new Boulevard development on Bath Street.

### Description

The property comprises a detached brick built two storey public house with single storey flat roof extensions to the rear. The trade area is at ground floor level with an open plan public bar, dance floor and pool room. The customer toilets are at first floor level along with a 1 bedroom flat. To the rear is a very useful beer garden along and customer car park.

### Accommodation

Central entrance lobby with doors to the open plan ground floor trade area.

Main bar (6.2m x 5.7m) with long wooden bar servery and tiled flooring. Access to ground floor back of house areas.

Lounge bar (7m x 4.3m) carpeted with space for 24 covers, feature fireplace, exposed wooden ceiling beams, access to first floor, lobby to rear beer garden, opening to pool area.

Pool area (4.3 x 3.1m) wooden flooring.

Dance floor (14.8m x 5.8m) max with wooden flooring and a raised stage to one end in addition to DJ booth. Bar server. Double fire doors.

To the rear of the bar there is an inner lobby with separate access to the rear and the commercial kitchen (2.4m x 2.2m). Through beer cellar (8.2m x 3.1m) to rear lean-to store with small office area.

### First Floor Accommodation

Landing with ladies and gents customer toilets, fire escape and access to flat. The flat provides for a lounge (4.8m x 4.2m plus 3.6m x 2.6m), bedroom (4.2m x 3.7m), bathroom, W.C. and kitchen (5.7m x 2.2m).

### External Details

There is an enclosed walled courtyard beer garden to the rear with standing room and space for excess 12 benches. Outside storage rooms and enclosed yard. Customer car park for 10 vehicles.

### Fixtures & Fittings

The vendor is not including 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 vendors will not be supplying an inventory.

### Trade

The venue has been run as an investment by our clients and as such there are no historic accounts available.

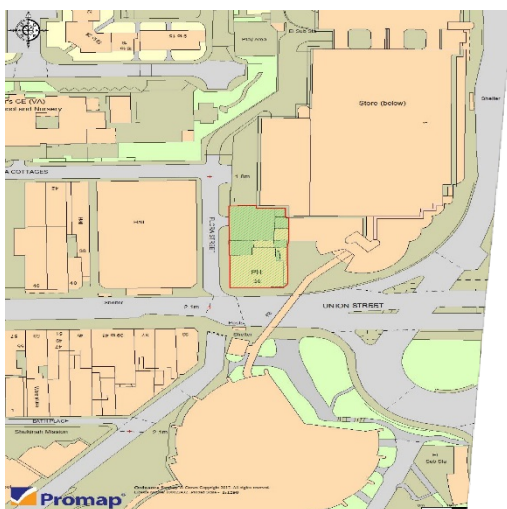
### Legal Costs

Each party to bear its own costs.

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### **Rating Assessment**

The rateable value from 1 April 2017 is £44,000.

Year	2017/18
Small Business Multiplier	46.6p
Higher Multipliers	47.9p

### **Terms of Availability**

The property is available for sale on a freehold basis with a guide price of £350,000 plus VAT.

Offers can be sent by post or email for the attention of Michael Easton. 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

Offers should contain solicitor's information for the purchaser.

### **Legal Costs**

Each party to bear its own costs.

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### **Tax**

VAT will be payable on 90% of the purchase price. Please be advised that stamp duty is payable on gross consideration.

### **Viewing & Further Information**

Property inspection and viewing strictly by appointment. No direct approach may be made to the business.

**For Sale Guide - £350,000 Plus VAT**

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