

MEZE GRILL

48 SOUTHSIDE STREET, BARBICAN, PLYMOUTH, DEVON, PL1 2LD

- Stunning and popular water's edge restaurant and bar
- Prime location in heart of historic Barbican area
- Superbly presented and equipped throughout
- Charming reception/bar area, stunning restaurant covers approx. 70 persons and excellent commercial kitchen
- Renowned and well established business
- Turnover approx. £7,000 per week
- Fully licensed until 3am. Excellent potential
- Secure lease. Viewing strongly recommended



The Meze Grill is located in a superb trading position fronting Southside Street, the main shopping thoroughfare on Plymouth's historic harbourside Barbican area. The Barbican itself is steeped in history and tradition, being the departure point of the Pilgrim Fathers to North America. The narrow cobbled streets have a charming ambiance about them and have become a famous haunt for tourists and foreign visitors from many countries, as well as being popular with local people throughout the year. The Barbican is renowned for a number of quality eateries and bars as well as numerous retail shops, helping to ensure a busy and excellent year round trade.

Plymouth, with a population of over 264,000 is the largest city in the West Country. Largely rebuilt since World War II it is now a thriving industrial and commercial centre and is still one of the Royal Navy's principal base and warship repair dockyards. 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 and by rail. Europe is also accessible by the car/passenger ferry which is operated from its terminal at Millbay Docks.

This most impressive business occupies the ground and part first floor of a substantial period property. It has been extensively renovated and refurbished in recent years and is superbly presented throughout, providing a charming reception/bar area with stunning restaurant and superb commercial kitchen with cellar/freezer store at ground floor level together with an ancillary store and customer toilets at first floor level. The trading areas are presented to a particularly high standard throughout with a welcoming feel and ambiance. An early viewing appointment is strongly recommended to fully appreciate the location, quality and appeal of this renowned and highly popular catering concern.

THE ACCOMMODATION (ALL DIMENSIONS APPROXIMATE)

GROUND FLOOR

FRONT ENTRANCE VESTIBULE Providing access to:-

FRONT BAR/RECEPTION A charming bar/reception area with glazed doors that open directly on to Southside Street, part exposed stone walling and part wood panelled walls, feature fireplace, lovely mosaic tiled floor, stunning feature ceiling with large central chandelier, glazed chilled bottle refrigeration unit, wall lights and range of quality upholstered customer seating with dining tables and furniture.

SERVERY With a wood panelled front, feature canopy lighting, beer engines and fonts, range of optics, bottle chillers, digital till system, coffee machine and stainless steel sink unit.

RESTAURANT A stunning restaurant and dining area being semi open-planned to the front, bar and reception area with part exposed stone and part wood panelled walls, solid wood floor, feature ornate ceiling with selection of pendant lamps and lighting together with spotlights and covers for approximately 70 persons on a range of quality upholstered bench and circular seating units together with polished top tables and carver dining chairs. Fire exit to rear.

KITCHEN A superb commercial kitchen which is open-plan to the restaurant, being fully equipped with commercial wall and floor covering, full extraction system, charcoal grill, commercial range, steamer, hot plate, twin deep-fat fryers, microwaves, stainless steel preparation tables and hot cupboard, commercial dishwasher and sink, wash-hand basin and refrigeration.

NOTE: A detailed inventory of all catering equipment can be made available after inspection of the premises.

CELLAR/FREEZER ROOM Fully refrigerated with chest freezers and double door refrigeration unit.

FIRST FLOOR

FREEZER ROOM Approached off stairs from the rear of the kitchen with walk-in refrigeration unit.

LADIES AND GENTS' CLOAKROOM FACILITIES

SERVICES We understand that all main services are available to the property.

THE BUSINESS

TRADE is that of a **RENOWNED AND POPULAR RESTAURANT AND BAR** which occupies a prime trading position in the very heart of Plymouth's historic water's edge harbourside Barbican area. In recent years it has been completely renovated and refurbished and is presented to a superb standard throughout, enjoying an enviable reputation and excellent year round trade. The business is now **OFFERED FOR SALE** purely due to our client's other business interests and commitments.

The current owner takes an entirely supervisory role in the day to day operation of the business due to his other business interests. He currently employs a chef and 5 additional staff (2 in the kitchen and 3 front of house). It is felt that the number of staff could be reduced if the business were operated by new owners who were fully involved in the day to day running of the unit.

We understand that the **CURRENT OPENING HOURS** are from 5pm until 10pm Tuesday to Saturday and from 12noon until 6pm on Sundays. During the summer months, these hours are extended to cater for the many thousands of holidaymakers and tourists who visit the area. We understand that the premises are **FULLY LICENSED** until 3am and also benefit from a music and live entertainment licence. The current opening hours are restricted purely down to personal choice by our client and it is felt that new enthusiastic owners could look to extend these hours in the future to promote further trade if they wished to do so.

The current **MENU** revolves around classic Greek dishes, designed to offer something for everyone, regardless of the occasion. This in turn is complemented by an extensive wine and drinks menu. Our client has an informative website which can be viewed online at www.themezegrill.co.uk.

The business enjoys an **ENVIABLE REPUTATION** with an excellent year round local custom which is boosted during the summer months by the many hundreds of thousands of holidaymakers and tourists who visit and pass through the area. We understand that the **TURNOVER** amounts to approximately £7,000 per week, producing a healthy gross profit. This turnover is generated on the current restricted opening hours and our client does not offer deliveries or a takeout service at present. It is felt that there is **GENUINE POTENTIAL** to increase sales under new and enthusiastic ownership. Additional trading figures will be made available to serious prospective buyers once they have actually inspected the premises.

We understand that **STOCK** to be taken over at valuation upon completion should amount to approximately £7,000 - £10,000.

TENURE We understand that the premises are held on a 10 year Lease from May 2021 at a current rent of £33,000 per annum, exclusive of rates, subject to a review 2027, with the tenant responsible for standard repairing and insuring covenants.

BUSINESS RATES For information on the rates applicable to these premises, please visit the Valuation Office website (www.voa.gov.uk).

An excellent and somewhat unique opportunity to acquire an impressive fully licensed restaurant and bar in arguably one of Plymouth's prime trading locations. Whilst it enjoys an excellent reputation and consistent levels of trade, it is felt it still offers considerable scope for future development under new and enthusiastic ownership.

Price :: Leasehold : Offers in the Region of :: £105,000.00 SAV

Unless otherwise stated all rental figures and asking prices quoted in the above details are exclusive of any Value Added Tax that might be applicable.

VIEWING

Our clients require that **all viewings must be arranged by prior appointment through our offices** . Telephone now on **PLYMOUTH (01752) 20 60 20** (24hr answering service) when we will be pleased to make all your appointments for you, and bring you up-to-date with newly listed businesses.

PROFESSIONAL SERVICES

We are also **Specialists in Valuations** for all purposes, **Rent Reviews, Lease Renewals, Rating, Compensation, Planning, Property Management and Auctions**. Contact our team of professionally **Qualified Surveyors, Valuers and Auctioneers** for all your requirements. Telephone us now on **PLYMOUTH (01752) 20 60 20 (24hr answering service)**.

MORTGAGES

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