

Royal Albert Bridge Inn

Ref No: 3242

930 Wolsley Road, Plymouth, Saltash Passage, Devon, PL5 1LB



Imposing Waterside Community Pub Overlooking the River Tamar

Great Opportunity to Run an Established Business in a Fabulous Waterside Position

Public Bar, Lounge Bar & Commercial Kitchen

Outside Trading Space with Estuary Views

3 Bedroom Living Accommodation Plus Separate Studio Flat

Nil Premium Ingoing – Guide Rent £25,000 Per Annum

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LOCATION

The Royal Albert Bridge Inn is situated on Wolseley Road, located close to the Tamar Bridge, fronting the River Tamar. This waterfront area is extremely popular with visitors to the Plymouth area and particularly popular as a stop over with coach parties visiting the South West. The 'RABI' is a very well known Freehouse, steeped in history as briefly summarised below.

HISTORY

Quite how long there has been an Inn on this site is uncertain. Until 1961 and the building of the Tamar Bridge, a regular ferry service had operated across the river from Esses Torre or Ashtorre (Saltash) dating back to medieval days at least. The ferry itself was known as Ash Torre Passage and the road that runs behind the inn was for centuries the main road from Cornwall to Plymouth. (Indeed, until this century, this part of St. Budeaux was part of Cornwall). Perhaps the earliest documented record of the Inn is from 1821 when as the Dock Inn, it was sold to Francis James, victualler, for the sum of £295. Doubtless dating back in its present form to the 18th Century, the Inn underwent a name change in 1823 in keeping with the town of Dock itself which was given its charter and became Devonport that same year. In those days the ferry ran along the line now taken by the Royal Albert Bridge and it was only when work began on Brunel's masterpiece that the ferry's path moved down to what became the Ferry House Inn. Although Brunel and his engineers had begun work in 1818 it was not until 1859 that the bridge was completed. The following year the Devonport Inn became the Royal Albert Bridge Inn.

DESCRIPTION

An attractive two storey terraced building under a pitched slate roof with front elevation overlooking the River Tamar. Feature porch entrance and outside seating to the front of the building. Separate Store/Garage.

The premises comprises:-

ENTRANCE PORCH

With main door to:-

MAIN BAR

L shaped trading area presented in a traditional style having been recently refurbished. Seating at timber tables and upholstered timber chairs, central timber topped and fronted **BAR SERVERY**. Pool table (rented), carpeted.

GENTS CLOAKROOM

With 3 urinals, part tiled wall, tiled floor, wash hand basin and separate WC.

BACK OF HOUSE STORAGE

With various lock up stores.

BEER CELLAR

Temperature controlled beer cellar.

LADIES CLOAKROOM

With WC and wash hand basin.

DISABLED CLOAKROOM

With WC, wash hand basin and baby changing facilities.

COMMERCIAL KITCHEN

UNDER STAIRS CUPBOARD

FIRST FLOOR LIVING ACCOMMODATION

BEDROOM/OFFICE

FAMILY BATHROOM

LIVING ROOM WITH KITCHENETTE

DOUBLE BEDROOM

DOUBLE BEDROOM

SEPARATE FLAT

Interlinking **BEDROOM & LIVING ROOM**

SHOWER ROOM

OUTSIDE

Entrance porch with balcony over, outside bench seating and tables to the front of the property for approximately 20.

SEPARATE STORE

With pitched roof, stone walls, used for storage/garaging. This may be available to let (only in conjunction with the Pub) on a separate contracted Lease at a nominal rent. Bench seating to the front of the pub for approximately 20.

GENERAL INFORMATION

RATEABLE VALUE

£15,250. This is not rates payable. Council Tax Band A. For information, we advise you to contact the Local Authority, Plymouth Council Tel. 01752 304897.

TENURE

A new 20 year lease with the Wellington Pub Company managed by Criterion Asset Management Ltd with a guide rent of £25,000 per annum. The lease will be completely free of tie. Rent reviews will be every 5 years and the rent is also subject to an annual RPI uplift. The lease will be full repairing and insuring. Please note that both the rent and buildings insurance are subject to VAT at the prevailing rate. Applicants will be required to provide detailed background information and a business plan to be approved by the lessors. A personal licence is also necessary. References and a credit check will also be applied for. This pub requires an experienced operator with high level catering and marketing skills.

SERVICES

We have been informed that the property is connected to mains electricity, drainage, gas and water.

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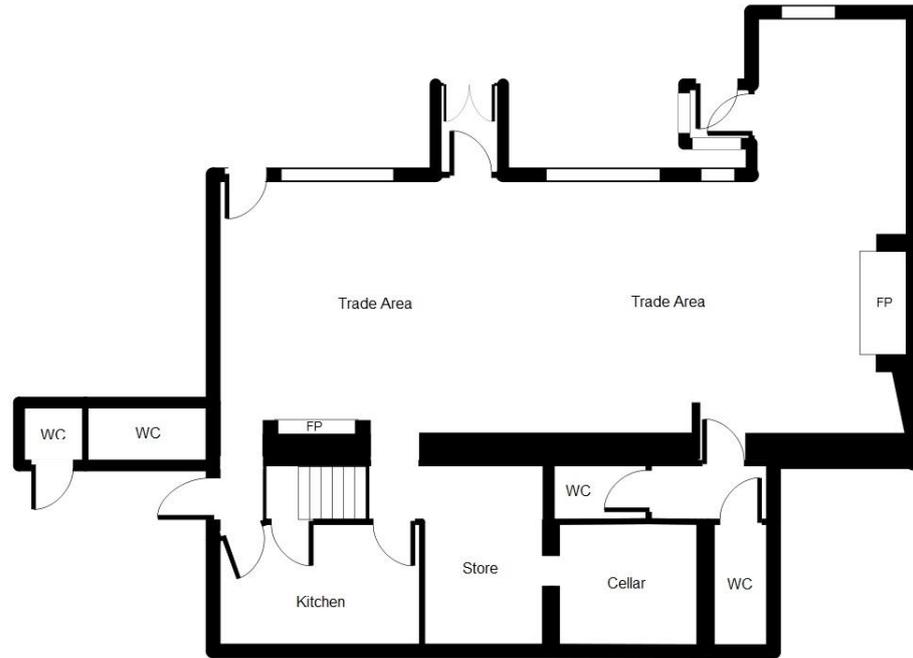
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STOCK

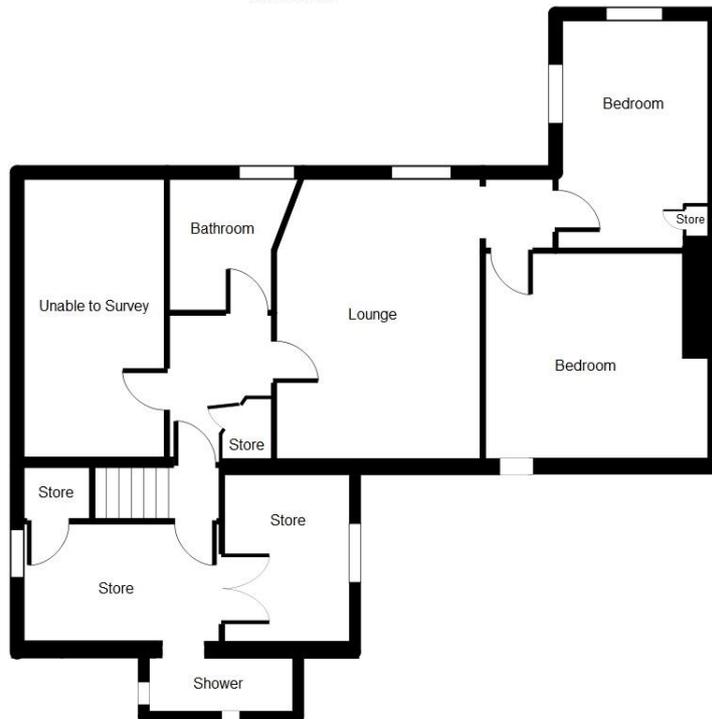
Wet and Dry stock in trade and Bar Glassware will be taken over by the purchaser at valuation on the day of completion.

EPC RATING C



Ground Floor

Illustration for identification only - not to scale
square footage shown is approximate
Made with Visual Floor Planner
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First Floor

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