



**52-54 SALISBURY ROAD, ST JUDES, PLYMOUTH, PL4 8SY**

**TO LET / LONG-LEASEHOLD SALE - PRICE ON APPLICATION**

**Listers**  
PROPERTY CONSULTANTS

**LOCATION:**

Former Saltram Club in Sailsbury Road is located within a popular residential area with a range of local services nearby including COOP, a Laundrette, Salon and Sailsbury Road Primary School.

**DESCRIPTION:**

The ground floor currently comprises entrance foyer leading into bar area, fitted with suspended ceiling and recessed spot lights, air conditioning and pattern carpets, leading through to a bar area which is fitted with a vinyl. Rear sports bar area / members reception / function suite and WCs. The bar is fitted with dark wood effect finishes, optics and bar fittings throughout. A managers office and stock room are located adjacent to the front bar.

**SCHEDULE OF ACCOMMODATION:**

Gross Internal Area: 5099sq.ft / 474sq.m

**TENURE / LEASE TERMS:**

The ground floor is available to lease on new FR&I terms, or our client's long-leasehold interest is available to purchase, with prices on application. All prices/rentals quoted will be exclusive of VAT. Each party to bear their own costs in regards to this transaction.

**NOTE:** All interested parties will be requested to provide a business plan, previous experience or covenant confirmation prior to viewing.

**FIXTURES AND FITTINGS:**

Currently the bar offers a range of fixtures and fittings left from the former Saltram Club these items will be included as part of a sale / lease and nil premium. The agents and landlord have not tested these items and will accept liability for functionality etc.

**BUSINESS RATES:**

We refer you to the website [www.tax.service.gov.uk/view-my-valuation/search](http://www.tax.service.gov.uk/view-my-valuation/search) which shows that the current rateable value of the whole building is £15,250. To find out how much business rates will be payable there is a business rates estimator service via the website.

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property is C (76).

**ANTI-MONEY LAUNDERING:**

A successful tenant/buyer will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

**VIEWING AND CONTACT INFORMATION:**

Strictly through Listers. Please contact either:-

**Gareth Forrest**

01752 222135

Email [enquiries@listers.uk.com](mailto:enquiries@listers.uk.com)





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