

10 ISAAC MERRITT

54-58 TORQUAY ROAD · PAIGNTON · TQ3 3AA

FREEHOLD
PUBLIC HOUSE IN PRIME TOWN
CENTRE LOCATION



CBRE

savills

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- **Freehold**
- **Popular tourist town**
- **Town centre location**
- **Well configured accommodation**
- **External beer terrace**

LOCATION

Paignton is a popular seaside town in Devon which is located to the south of Torquay, 25 miles north east of Plymouth and 18 miles south of Exeter.

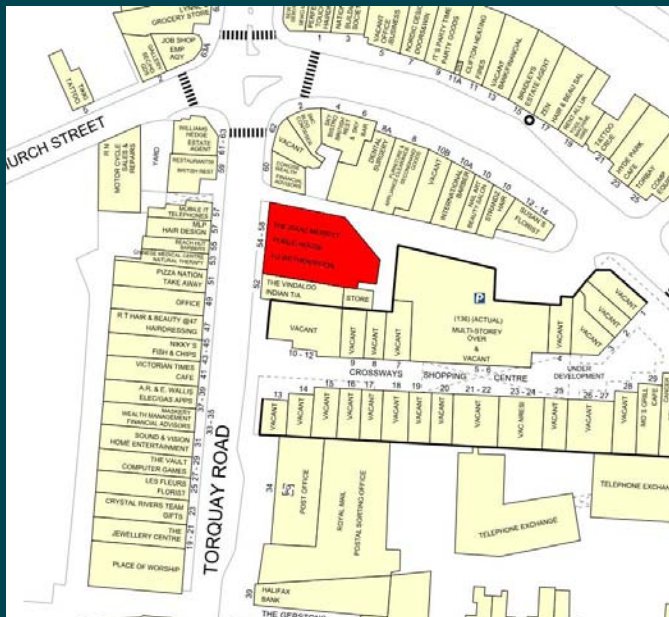
The Issac Merritt is located in the heart of the town centre of Paignton on the A3022 Torquay Road, close to its junction with Hyde Road. The immediate area is made up of a mix of national and local occupiers with the Nationwide Building Society, Post Office and Halifax located nearby.

DESCRIPTION & ACCOMMODATION

A substantial end of terrace property which is of brick construction with part painted elevations under a pitched roof. To the rear of the property is a beer terrace area.

Ground Floor - Trading accommodation with a bar servery to one side. A cooled bottle store and wines and spirit store are also located at this level.

Upper Floors - At first floor there is a catering kitchen, beer cellar, managers office, plant room, customer WC's, staff room, stores and a 2 bed managers flat. At second floor are a variety of storage rooms along with a walk in freezer.



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APPROXIMATE FLOOR AREAS - GIA

Floor	Description	Sq.m	Sq.ft
Ground	Trading & Ancillary	317	3,417
First	Ancillary	354	3,813
Second	Ancillary	Not measured	Not measured
Total		671	7,230

Purchasers are advised to check these areas which are indicative only and show best estimates under the current configuration.

TENURE

The property is held freehold.

RATEABLE VALUE & EPC

2017 Rateable Value – £92,700

EPC - E-112

PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until midnight daily.

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TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.

FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

VIEWINGS & TERMS

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents CBRE and Savills. Under no circumstances should any direct approach be made to any of our clients staff.

Offers are invited for the benefit of our clients freehold interest.

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