



Royal Albert Bridge Inn

930 Wolsley Road, Plymouth, Devon, PL5 1LB



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**Imposing Waterside Community Pub Overlooking the River Tamar
Currently Closed, Great Opportunity to Operate from a Fabulous Waterside Position
Public Bar, Lounge Bar & Commercial Kitchen • Outside Trading Space with Estuary Views
3 Bedroom Living Accommodation Plus Separate Studio Flat
Potential for change of use STPP**

LOCATION

The Royal Albert Bridge Inn is situated on Wolsley Road, 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 separate Store/Garage. Development potential – opportunity for other uses including residential exists subject to sourcing the necessary consents.

Ref No: 4455

Offers in Excess of £400,000 + VAT Freehold

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The accommodation briefly comprises:-

ENTRANCE PORCH

With main door to:-

MAIN BAR

L shaped trading area presented in a traditional style. Central timber topped and fronted **BAR SERVERY**.

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

SEPERATE FLAT

Interlinking **BEDROOM & LIVING ROOM**.

SHOWER ROOM

OUTSIDE

Entrance porch with balcony over. **SEPARATE STORE** with pitched roof, stone walls, used for storage/garaging.

GENERAL INFORMATION

TERMS OF SALE

The purchaser (via their solicitor) will be required to pay an abortive legal fee deposit of £5,000 (to be held by the seller's solicitor) prior to the release of the legal package. The Purchaser will have 15 working days from the date the legal pack is released from the seller's solicitor to the purchaser's solicitor to exchange contracts. 10% of the purchase price will be payable upon exchange of contracts. If the purchaser exchanges contracts within such period, the abortive fee deposit will be credited against the purchase price. If the purchaser withdraws from the transaction or the contracts are not exchanged within such period, the abortive legal fee will be forfeited.

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The seller will undertake to provide timely responses to the purchaser's enquiries and comments to facilitate their ability to exchange contracts within the required time. The deposit will be refunded if the seller is unable to show good title or withdraws from negotiations within the required time (save where due to the seller revising the agreed terms). If exchange shall not occur within the required time, the seller shall be free to withdraw from the transaction and retain the abortive deposit. Completion to be 15 working days after exchange of contracts.

OVERAGE AGREEMENT

The sale will be subject to an overage agreement. In the event the purchaser (or their successors in title) obtain planning permission for alternative uses (alternative to the use or development of the property as a public house) the purchaser and the seller will share equally (50%) any uplift in the Market Value of the property. This overage will apply for 10 years with further terms to be agreed.

RATEABLE VALUE

2023 List: £11,250. This is not rates payable. Council Tax Band A. For information, we advise you to contact the Local Authority, Plymouth Council Tel. 01752 304897.

SERVICES

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

EPC RATING C



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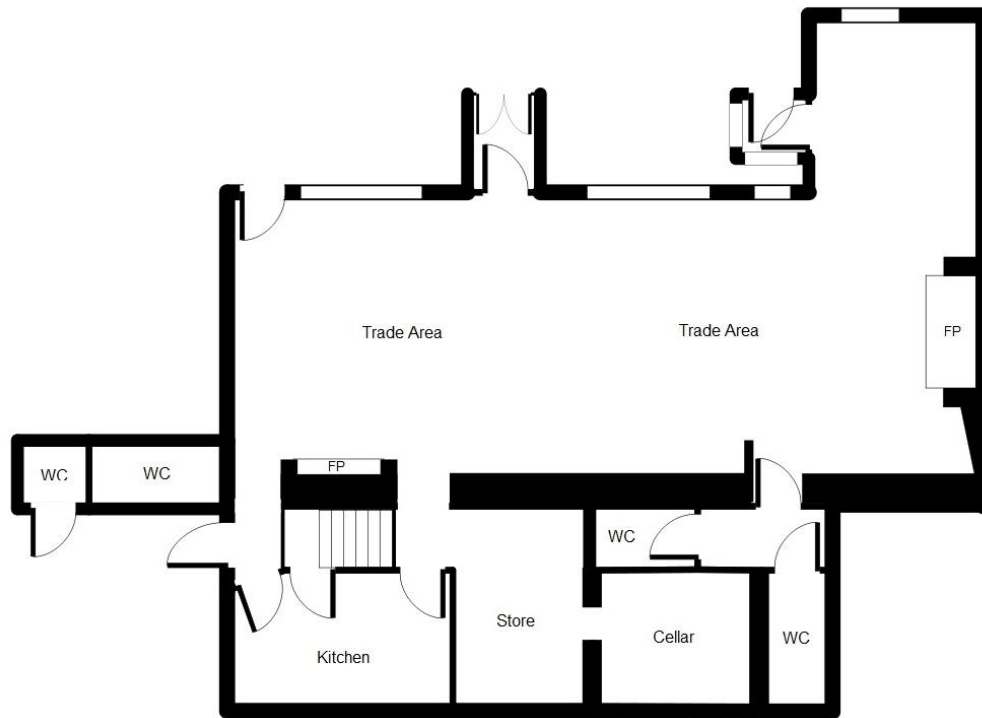
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GROUND FLOOR



FIRST FLOOR

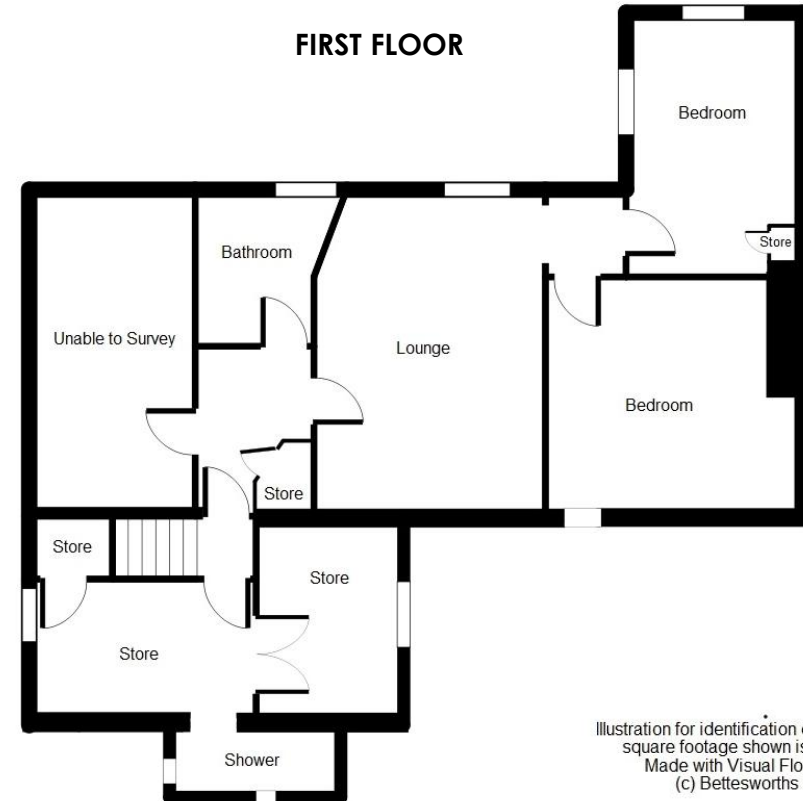


Illustration for identification only - not to scale
square footage shown is approximate
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29/30 Fleet Street
Torquay
Devon
TQ1 1BB



IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

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