

Former Sizz All

Drake House, 15 Derry's Cross, Plymouth, Devon, PL1 2SW



To Let Leasehold Licensed Premises Rental Offers Invited plus VAT Sole Letting Agent

- Prime restaurant/bar unit in Plymouth city centre
- Ground floor and mezzanine level trading areas comprise of circa 10,900 sq ft
- 2am premises licence (Thursday - Saturday)
- Walking distance to Plymouth railway station
- Nearby operators include Grosvenor Casino, Walkabout, Revolution, Wetherspoon's and Travelodge
- Available by way of a new sublease or assignment of the existing lease expiring in March 2028

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Location

Plymouth is a large port city located in the south west of England approximately 40 miles south west of Exeter. The city is well known for its maritime heritage and has a population of approximately 260,000 residents. Former Sizz All is located in a highly visible position fronting Union Street just off Derry's Cross roundabout in the city's main leisure district. Nearby operators include Grosvenor Casino, Walkabout, Revolution, Wetherspoon's, Travelodge, Pizza Express, Bella Italia and The Gym Group. The location of the property also captures footfall from the Theatre Royal and Plymouth Pump Rooms.

Accommodation

Former Sizz All is a ground floor restaurant/bar unit with a mezzanine floor situated in Drake House, a three storey building also let to Stonegate Pub Company Ltd (t/a Walkabout) and Grosvenor Casinos Ltd. The ground floor comprises of two restaurant areas, theatre style kitchens and prep rooms with trade counters as well as a dedicated bar servery. The mezzanine floor is accessed via a central staircase and comprises a further dining area, customer WC's, large kitchen with industrial fridge/freezer as well as a number of other stores. The premises has two fire exits to the side and rear of the property leading onto Derry's Cross and Derry's Cross public car park.

The property has the following Gross Internal Floor Areas:

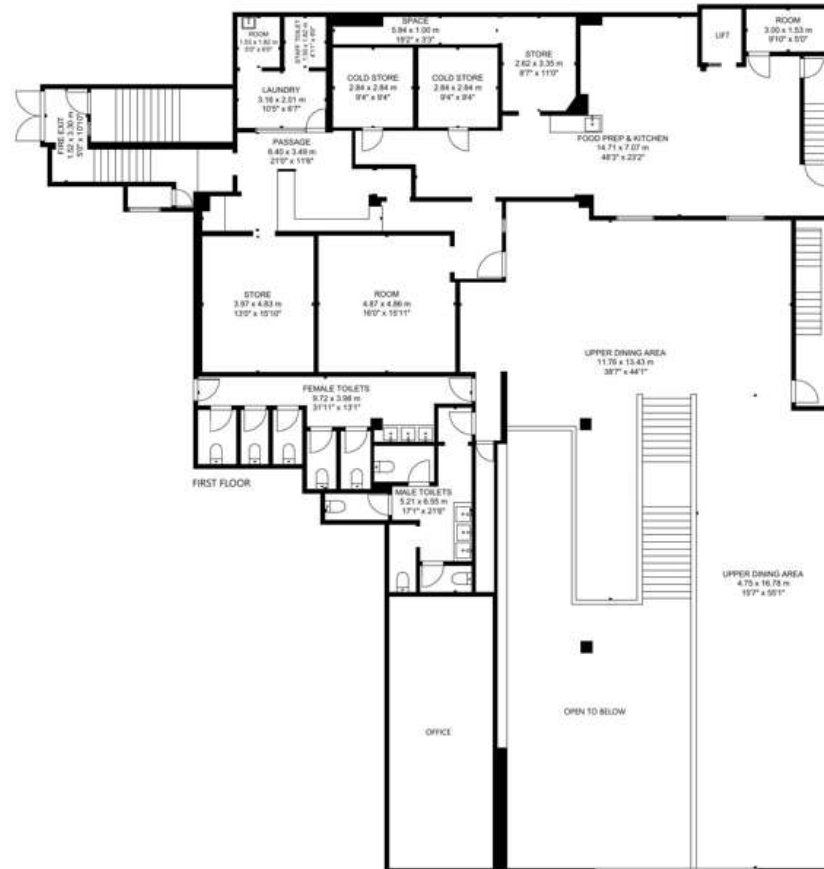
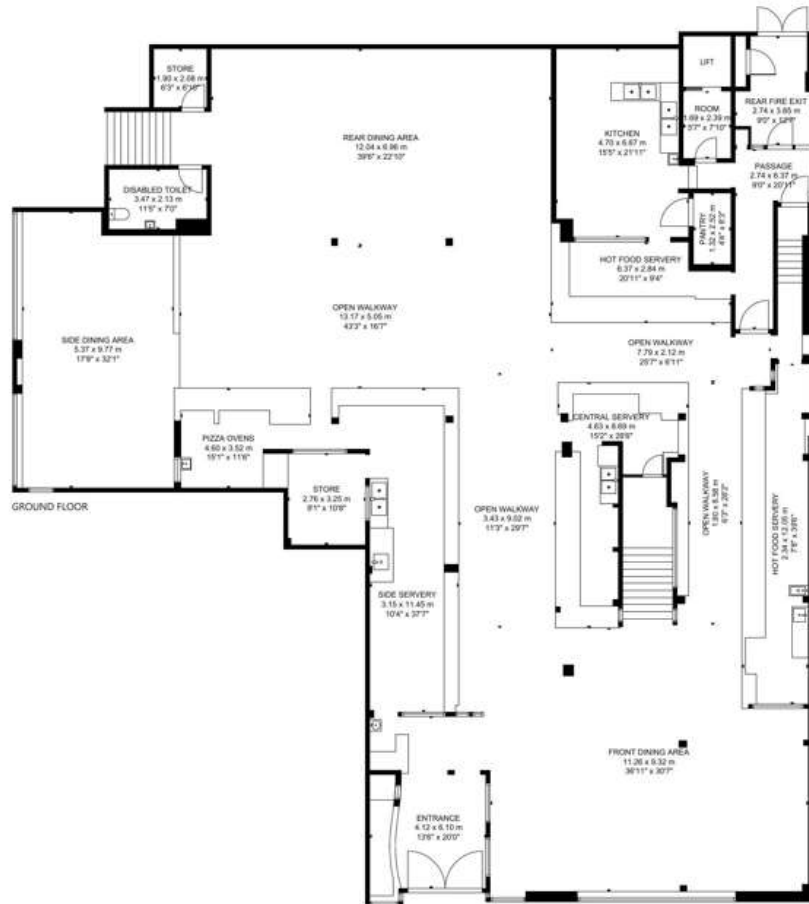
- **Ground Floor: 6,605 sq ft**
- **Mezzanine: 4,388 sq ft**
- **Total: 10,993 sq ft**

The property offers an excellent opportunity to acquire a prime restaurant/bar unit with a 2am licence on an established leisure circuit in Plymouth city centre. It is likely to be of interest to national, regional and local licensed operators and restaurateurs.

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GROSS INTERNAL AREA
TOTAL: 1,130 m²/12,161 sq ft
GROUND FLOOR: 647 m²/6,966 sq ft, FIRST FLOOR: 483 m²/5,195 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

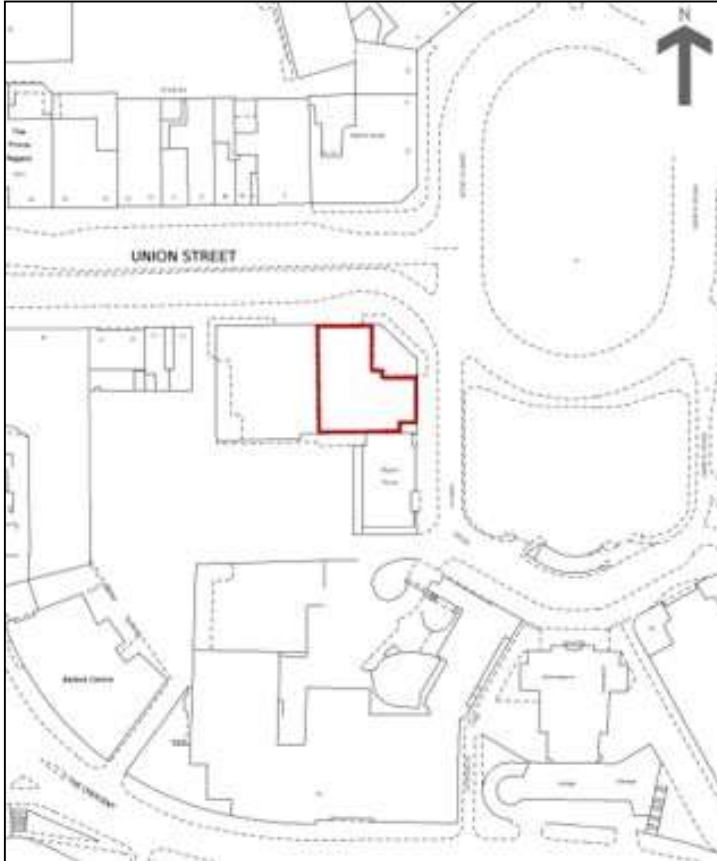


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General Information

Rating

The current Rateable Value is assessed at £88,000.

Licences

The property currently possesses a Premises Licence. The licensing hours are Monday - Wednesday (12:00 - 01:00), Thursday - Saturday (12:00 - 02:00) and Sunday (12:00 - 23:00).

Services

It is understood all mains services are connected to the property.

Trading

The premises is currently closed for trading.

Tenure

The premises are available either by a new sublease at a rent and terms to be agreed subject to landlord's consent or an assignment of the existing lease that expires on 24th March 2028. The headlease rent is £125,000 per annum.

Service Charge

A service charge is applicable on this property. Further details are available upon request.

Fixtures and Fittings

Fixtures and fittings which are in the absolute ownership of the Lessor and in situ on completion are included in the letting. Any branded or leased items and any items owned by third parties will be excluded.

Energy Performance Certificate

This property has an EPC energy band rating of C.

VAT

VAT will be applicable on the letting of this property.

Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, James A Baker will require any tenant to provide proof of identity along with any other required documents.



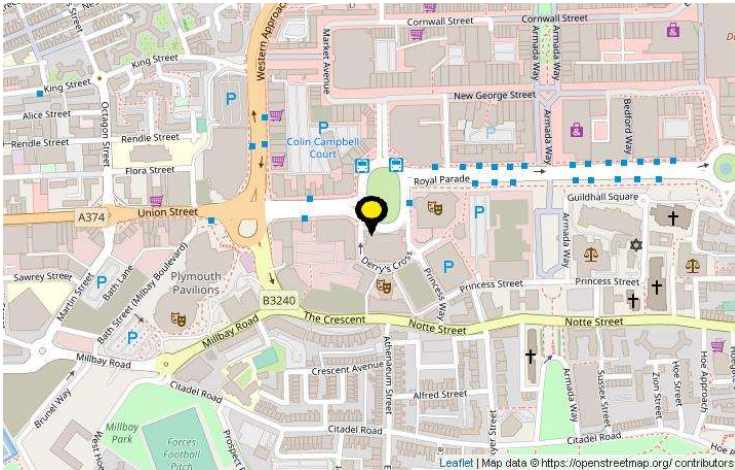
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Agent Details

For further details please contact



Charlie Noad
Agency Surveyor, Bath
07780599698



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Disclaimer

JAMES A BAKER for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
2. Descriptions, dimensions, plans, reference to condition and planning permission for use and occupation and other details are given without responsibility and intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item.
3. It is emphasized that in these particulars of sale, items of furniture, fixtures, fittings and equipment mentioned are for descriptive purposes only and do not necessarily form part of the trade inventory referred to above.
4. No person in the employment of James A Baker has any authority to make or give representation or warranty whatsoever in relation to this property.

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