

BREWDOG

**Unit 10 Drake Circus The Barcode
Plymouth
Restaurant / Bar Available
(Subject to VP)**



LOCATION

The Barcode is Plymouth's leading dining and leisure destination, located in the heart of the City, opposite the main Drake Circus Shopping Centre. The Barcode extends to approx. 100,000 sq ft anchored by a 12-screen Cineworld (Including IMAX/ 4DX) alongside a carefully curated mix of restaurant and social entertainment brands.

Occupiers include Nandos, Five Guys, Cosy Club, Kaspas, Zizi, Las Iquanas, Franco Manca. Boom Battle Bar, Paradise Island Adventure Golf and most recently Trident Gym.

A dedicated 420 space multi-story car park with electric charging.

A 15 minute walk from Plymouth Railway Station and close to City Centre bus stops.

ACCOMODATION

The unit is arranged over ground floor and is fitted with some loose items removed. Gross internal floor areas:

Ground Floor. 4,300 sq ft 400 sqm

Large external area for outside seating is available.

EPC

An EPC is available upon request.



TERMS

A new FRI lease available at a term to be agreed, with 5 yearly upward only rent reviews.

RENT

£155,000 pa plus VAT and % turnover whichever higher

SERVICE CHARGE & INSURANCE

Service charge £47,807 pa from April 1st 2026

Insurance £2,066 pa

RATEABLE VALUE

£106,000 pa (all parties are recommended to verify this figure with the Local Authority)

VACANT POSSESSION

Subject to Contract & Vacant Possession

VIEWINGS

For further information, please contact:

Sally French

sally@sfcommercial.co.uk
07772501669

MONEY LAUNDERING REGULATIONS

Under new Anti-Money Laundering Regulations Sally French Commercial are obliged to verify the identity of the proposed tenant and an AML form will need to be completed.

