

TO LET - LEISURE

# FITTED BAR/RESTAURANT, ROYAL WILLIAM YARD

Plymouth, PL1 3RP



- Plymouth is the largest settlement across both Devon and Cornwall, making for an estimated consumer base of 774,000.
- The University of Plymouth has over 18,500 students which accounts for the population having an above average proportion of young adults.
- Surrounded by water, Royal William Yard offers breath-taking views over Plymouth making it one of the best places to eat, shop, work, stay, relax and play in the heart of the South West.
- The adjacent units are let to Pho, Block Gym and Everyman Cinema.
- The unit offers external seating to the front and rear.

SAVILLS Bristol  
Embassy House  
Bristol BS8 1SB

[savills.co.uk](http://savills.co.uk)



## Description

The unit is let as a fully fitted restaurant comprising three ground floor trading areas, plus large kitchen and two external seating areas. All areas are fitted to a very high standard.

## Location

The unit is situated at Royal William Yard, the most exciting mixed-use neighbourhood in Plymouth. The adjacent units are let to Pho, Block Gym and the Everyman Cinema with its own lounge bar. Other occupiers include Bistrot Pierre, Wagamamas, Wildwood and Seco Lounge as well as Le Vignoble, a Micro Brewery and and Adventure Sports Centre.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Sales plus external seating to front and rear	3,853	357.96	Available
<b>Total</b>	<b>3,853</b>	<b>357.96</b>	

## Viewings

Strictly by prior arrangement with the appointed letting agent, Savills.

## Rent/Lease

Property is held on a lease due to expire 24/02/2037 with a tenant only break at 25/02/2032.

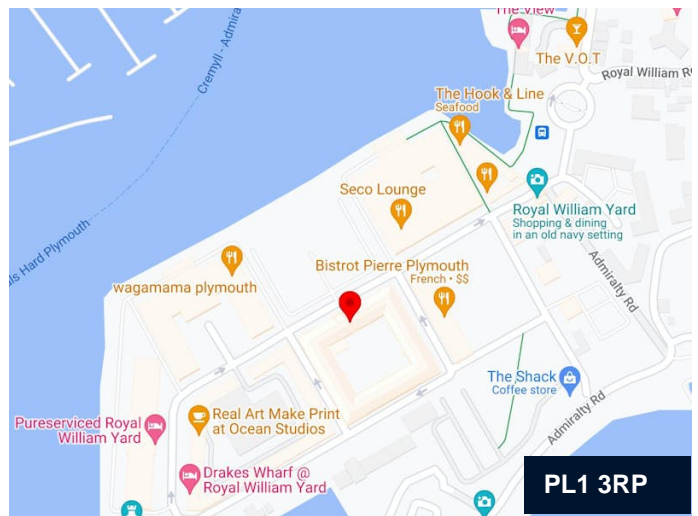
## Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## Business Rates

Rates payable: £45,568 per annum  
(based upon Rateable Value: £89,000)

Interested parties should contact the local rating authority to confirm their likely liability.



## Contact

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