



# TO LET

## RESTAURANT / CAFÉ PREMISES

UNIT 3, DISCOVERY WHARF  
11, THE QUAY  
SUTTON HARBOUR  
PLYMOUTH  
PL4 0RA

160 SQ M (1,720 SQ FT)

### SUMMARY

- Waterside location
- Overlooking Sutton Harbour Marina and the Barbican
- Highly visible ground floor space
- Fitted kitchen and walk-in freezer
- Lease for assignment or may let



Commercial  
Property and  
Development  
Consultants

Tel 01752 228800

[www.williamlean.com](http://www.williamlean.com)

## LOCATION

Sutton Harbour is a lock-gated marina with a surrounding mix of modern multistorey residential property and older style commercial/ residential property, alongside the historic Barbican, and situated just to the east of Plymouth city centre. It is an extremely popular area for visitors and city residents alike with an active leisure and hospitality economy.

Discovery Wharf was built at the turn of the 21st century and is an eight storey block of two and three bedroom south facing apartments with a further six storey block adjacent fronting Bretonside.

## DESCRIPTION

Unit 3 is situated on the ground floor facing south, overlooking Sutton Harbour Marina. There is a small area of outside seating space adjacent to the main entrance which leads into the restaurant space with fully glazed front to the street. Behind the restaurant area are two customer WCs and staff facilities. To the rear is a good sized kitchen / food preparation area which includes the usual fittings, stainless steel cooking range and a built-in, walk-in freezer unit.

## ACCOMMODATION

The premises comprise a gross internal area of 160 sq m (1,720 sq ft) arranged as:

Restaurant / café area  
91.6 sq m 985 sq ft

Kitchen / prep  
46.2 sq m 497 sq ft

WCs and circulation

## SERVICES

We understand that Mains Electricity, Gas, Water and Drainage services are connected to the premises. Heating is by way of an underfloor system.

## BUSINESS RATES

The Valuation Office Agency website confirms the Rateable Value as £19,750. Rates payable for 2021/22 will be based on 51.2p per £1 RV.

## ENERGY PERFORMANCE CERTIFICATE

The property has a current EPC showing an energy efficiency rating within Band D and a score of 98.

## LEASE

The premises are held by way of a lease for ten years from May 2019 at a current rent of £22,500 per annum exclusive. The tenant is responsible for keeping the interior in good repair and decorative order with the landlord maintaining the exterior and common parts as well as buildings insurance, and recovers due proportion through service charge.

## PROPOSAL

Our Clients are inviting offers for an assignment of the existing lease. Alternatively, consideration will be given to letting the premises on a shorter term by negotiation.

## LEGAL COSTS

The ingoing tenant will be responsible for both parties legal costs incurred in the transaction.

## VAT

All figures quoted are exclusive of VAT which may be charged.

## LOCATION



## VIEWING & FURTHER INFORMATION

Strictly by appointment with the Sole Agents.



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