



**RESTAURANT/RETAIL/OFFICE Unit at DISCOVERY WHARF, 15 NORTH QUAY, SUTTON HARBOUR, PLYMOUTH, PL4 0RB  
TO LET £22,000pa intl.excl.**

**Listers**  
~ PROPERTY CONSULTANTS



**LOCATION:**

North Quay faces the Sutton Harbour waterfront which includes the historic Plymouth Barbican. Situated within walking distance of Drakes Circus Shopping Mall, the City centre and historical landmarks, such as the Mayflower Steps and Plymouth Hoe. A nearby passenger ferry provides links to Royal William Yard and Mount Batten.

**DESCRIPTION:**

Ground floor self-contained restaurant/cafe/office/retail unit within a largely residential building. The unit has an attractive curved glazed frontage overlooking Sutton Harbour marina. Currently it is laid out as an open plan dining area with separate male, female and disabled WC facilities and a commercial kitchen/preparation areas/stores beyond that.

A small external area, suited to al fresco dining, may be used by the tenant but is not for exclusive use by the tenant.

**SCHEDULE OF ACCOMMODATION:**

Gross Internal Floor Area 1,683 sq.ft 156.36 sq.m

**LEASE TERMS:**

New lease on conventional tenant's FR&I terms, preferably for a term in excess of 5 years, at an initial annual rent of £22,000pa + VAT (each party to bear their own costs).

**BUSINESS RATES:**

We refer you to the government website:

[www.tax.service.gov.uk/view-my-valuation/search](http://www.tax.service.gov.uk/view-my-valuation/search)

The current rateable value is £20,250. To find out how much business rates will be payable there is a business rates estimator service via the website.

**ENERGY PERFORMANCE CERTIFICATE:**

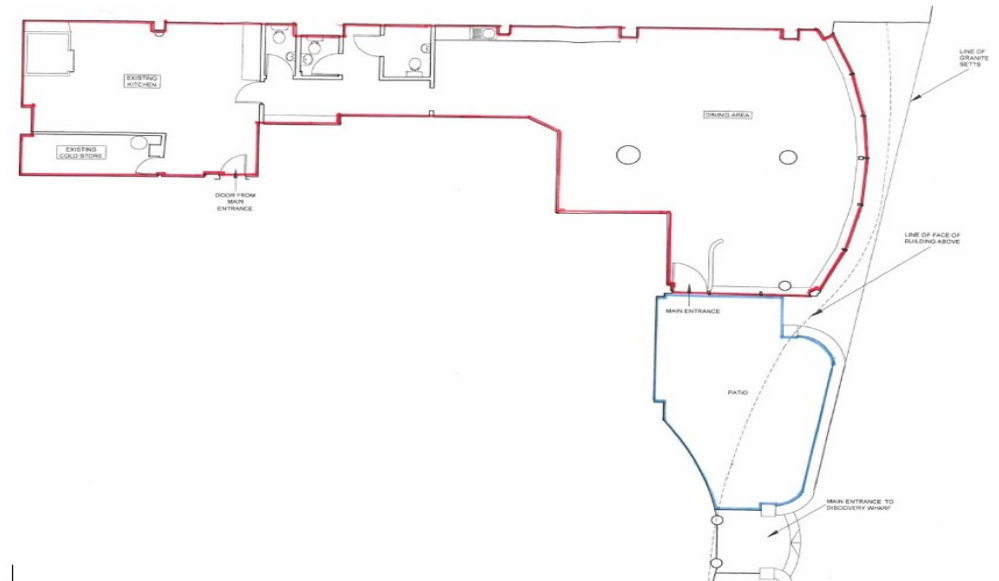
The Energy Performance Rating for this property is C (64).

**VIEWING AND CONTACT INFORMATION:**

Please contact either:-

**Andrew Bell**  
**Gareth Forrest**  
01752 222135  
Email [enquiries@listers.uk.com](mailto:enquiries@listers.uk.com)

Alternatively, via our Joint Agent: Hedgeland 01752 201748





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