

# FORMER SIZZALL

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



## Key Highlights

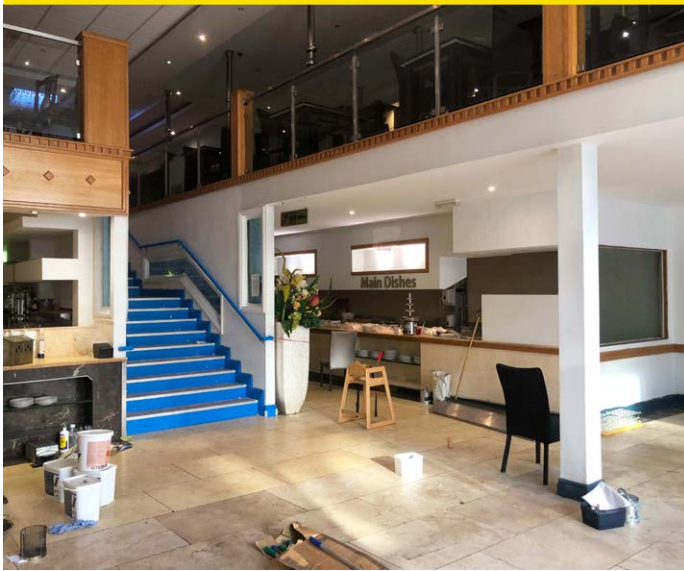
- Prime restaurant/bar unit in Plymouth city centre
- Ground floor and mezzanine level trading areas comprise of circa 12,161 sq ft
- 2am premises licence (Thursday - Saturday)
- Walking distance to Plymouth railway station
- Nearby operators include Grosvenor Casino, Walkabout, Revolution, Wetherspoon's 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 SizzALL 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.

## Description

Former SizzALL 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.

## Accommodation

Internally, 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 property has the following Gross Internal Floor Areas:

FLOOR AREA	SQ FT
Ground Floor	6,966
Mezzanine	5,195
<b>Total</b>	<b>12,161</b>

## Guide Rent

Rental offers are invited. The head lease rent is £125,000 per annum.

## VAT

VAT will be applicable on the rent.

## Rateable Value

The rateable value from 1<sup>st</sup> April 2023 will be £91,000.

## Energy Performance Rating

C-57.

## Tenure

The premises is currently let to Marston's Estates Limited for a term of 25 years expiring on 23 March 2028 (Title Number DN482163). The premises are available either by a new sublease at a rent and terms to be agreed or an assignment of the existing lease subject to landlords consent.

## Licensing

The property has been granted a Premises Licence in accordance with the Licensing Act 2003. We understand that the premises is permitted to sell alcohol under the following hours:

- Monday to Wednesday 12:00 - 01:00
- Thursday to Saturday 12:00 - 02:00
- Sunday 12:00 - 23:00

## Fixtures & 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.

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