

TO LET

Listers
PROPERTY CONSULTANTS

Vibrant Restaurant/Bar

34 Mayflower Street, Plymouth PL1 1QX

2,977ft² / 277m²

Ground floor takeaway and first floor restaurant/bar



Tel: 01752 222135
Email: enquiries@listers.uk.com

www.listers.uk.com

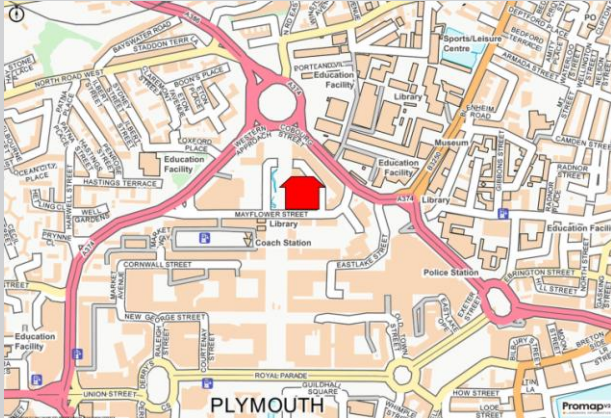
TO LET

Listers

PROPERTY CONSULTANTS

Location

Just off Armada Way, the principal pedestrianised shopping street, linking Drake Circus Shopping and Leisure to the City's train station, Mayflower Street is a bus route and is right next to the University. It enjoys lively footfall with day-time and evening trade.



Description

Two storey, post war, end of terrace self-contained restaurant and takeaway on ground and first floors, with two entrances. The ground floor has previously been used as a take-away and the first floor as a linked restaurant/bar.

Some of the previous tenant's fit-out remains, with a stripped commercial kitchen including stainless steel (pulled) extraction, two lounge/dining rooms with parquet flooring and a bar area, manager's office and male/female welfare facilities.



Access to the first floor is gained via the Mayflower Street entrance, through the takeaway and directly from the rear public car park.

Accommodation

	m ²	ft ²
Ground Floor	210	2,265
First Floor	58	626
TOTAL	268	2,891



Services

Mains water, drainage, electricity and gas.
EPC: C 63

Business Rates

Rateable Value 2017: £18,500
UBR multiplier 2019/20: 49.1p in the £

Terms of Availability **subject to contract**

The property is offered to let on flexible terms from £20,000-22,500, subject to other terms and incentives.



Viewing

By appointment only, during business hours via
joint agents: Listers 01752 222135
Or: Stratton Creber 01752 670700.

Tel: 01752 222135
Email: enquiries@listers.uk.com
www.listers.uk.com

MISREPRESENTATION ACT COPYRIGHT DISCLAIMER

No part of this document may be reproduced or transmitted in any form or by any means without prior written consent of Listers Ltd. It is based on material that we believe to be reliable. Whilst every effort has been made to ensure its accuracy, we cannot offer any warranty that it contains no factual errors. We would like to be told of any such errors in order to correct them.

All Rights Reserved COPYRIGHT LISTERS Ltd 2019. Registered in England
Company Number 8473324 VAT no 159 0357 01