

ROYAL WILLIAM YARD 170 COVER WATERSIDE RESTAURANT

**RESTAURANT (UNITS G12 & G13A) MELVILLE BUILDING, STONEHOUSE, PLYMOUTH PL1 3RP**

- Royal William Yard waterside restaurant with views over the marina
- 3,500 sq ft on ground floor
- 107 internal covers & 62 external covers
- Fully fitted to high standard – business closed
- Leasehold expires 2037 rent £88k pa

LEASEHOLD INTEREST AND TRADE CONTENTS AVAILABLE FOR ASSIGNMENT – NOMINAL OFFERS FOR FURNITURE AND EQUIPMENT – NEW LEASE MAY BE AVAILABLE

SUBJECT TO CONTRACT

COUNL443

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LOCATION

Plymouth is a port city and unitary authority in Devon, Southwest England. The city is located circa 36 miles southwest of Exeter and 193 miles southwest of London. It is the most populous city south of London with a population of 264,695 (2021 Census).

Royal William Yard is circa ½ mile southwest of Plymouth city centre and historically was a victualling depot constructed around 1825 for the Royal Navy. Royal William Yard forms the largest group of Grade I Listed military buildings in Europe. It now comprises a mixed used waterfront development occupying some 16 acres providing a lifestyle destination with restaurants, bars, individual shops, offices, cinema (Everyman) and a marina.

The restaurant occupies one of the historic buildings and sits alongside Loungers, Wagamama, Bistrot Pierre and many other restaurants.

[Link to Street View](#)

DESCRIPTION

Self-contained 107 cover ground floor fully fitted restaurant in historic building with high ceilings and providing 62 external covers. Above the restaurant are offices not within the demise.

ACCOMMODATION – See plan attached

Ground Floor

107 cover restaurant, trade kitchen with mechanical extraction. To rear behind bar servery. Customer and accessible WCs to rear corner, cold store, storage, plant room, office.

Fully fitted to a high standard as an Asian restaurant. Business closed.

FLOOR AREAS (GIA deduced from the VOA and not measured)

Ground Floor	3,527 sq ft
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Total	3,527 sq ft
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NB: The floor area set out is approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

TENURE

Our client holds a leasehold interest for a term 15 years expiring 24th April 2037 with the passing rent £87,944.40 subject to review 25th April 2027 and 2032. Landlord Urban Splash (Melville) Ltd. User – licensed restaurant with ancillary take-away and delivery within Class E(b). Underletting of the whole permitted. Service charge payable – circa £17k annually.

Our client would consider supporting a new lease from the landlord or would grant a sublease. Incentives available subject to tenant covenant.

LICENSING

Licensed to sell alcohol Sunday to Wednesday 09:00hrs to 23:00hrs and Thursday to Saturday 09:00hrs to 00:00hrs.

PLANNING

Grade I Listed

RATEABLE VALUE

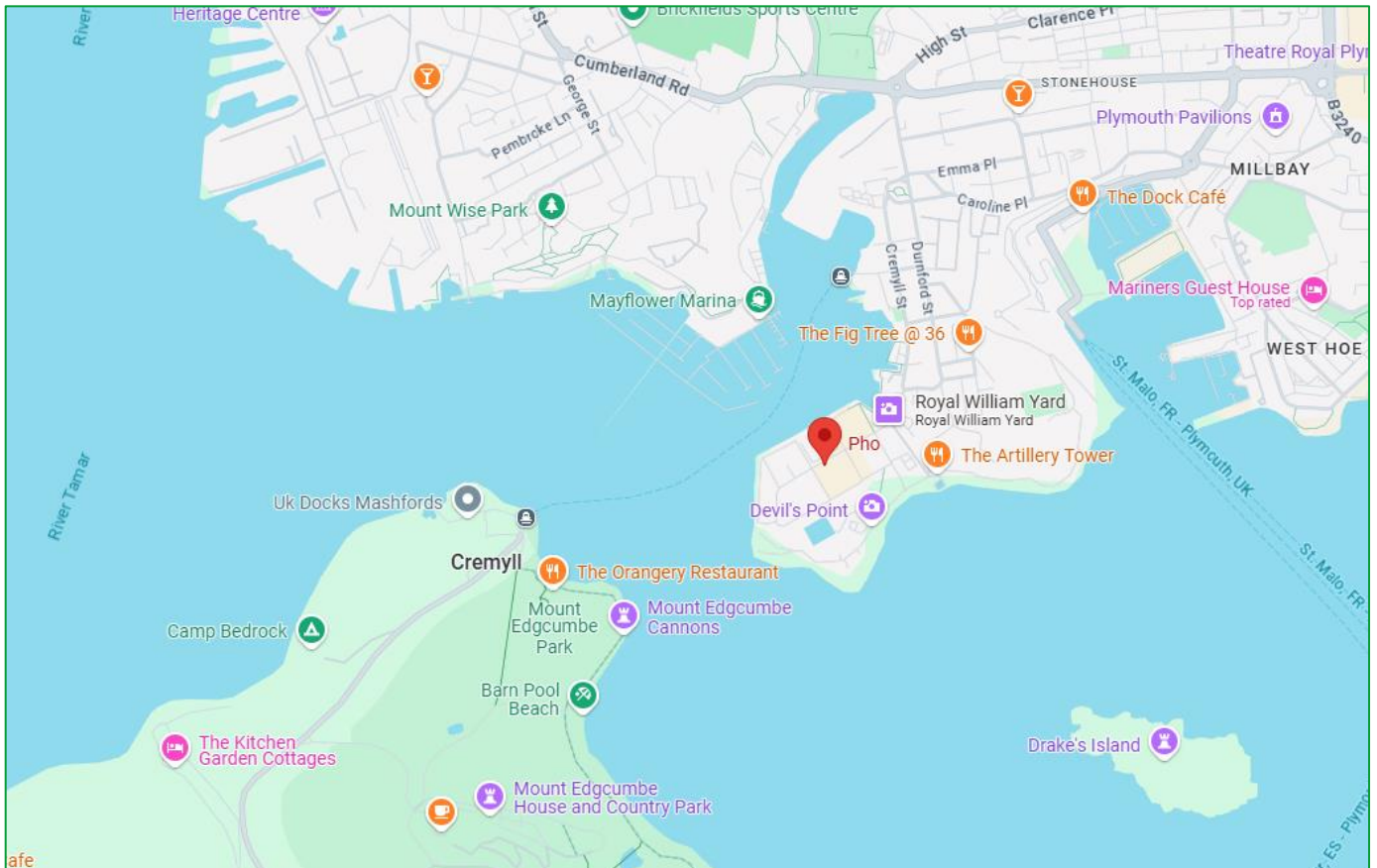
£61,000

EPC
TBC

VIEWINGS

For further information and to arrange an inspection, please contact Richard Negus on Tel: 07850 642808 or email: richard.negus@agg.uk.com

LOCATION MAP - [Link to Location Map](#)



Source: Google Maps. Not to scale - Provided for indicative purposes

PHOTOS

Internal



External



