



TAYLOR SON & CREBER

CONSULTANT SURVEYORS



ZANZIBAR, 103 MAYFLOWER STREET, PLYMOUTH, PL1 1SD

£125,000 (Per Annum)

ON THE INSTRUCTIONS OF RANK GROUP GAMING DIVISION CITY CENTRE LOCATION.

THIS LONG ESTABLISHED DESTINATION VENUE, FORMERLY TRADING AS ZANZIBAR, CAN BE RUN AS THREE SEPARATE NIGHTCLUBS IN ONE BUILDING.

THE PROPERTY MAY BE SUITABLE FOR OTHER LEISURE USES, SUBJECT TO THE NECESSARY CONSENTS, ALTHOUGH THERE WILL BE A RESTRICTIVE COVENANT AGAINST BINGO, CASINO, GAMING MACHINES ETC.

Ref No. TSC0835

Zanzibar
103 Mayflower Street
Plymouth
PL1 1SD



Tel: **01752 20 20 35**
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Applicants are requested to make appointments to view and conduct negotiations through the Agents. No responsibility can be accepted for any expense incurred by fruitless journeys.

Messrs Taylor Son & Creber for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) no person in the employment of Messrs Taylor Son & Creber has any authority to make or give any representation or warranty whatever in relation to this property.


Regulated by RICS

Location:

The property is located on the edge of the city centre retail core in Mayflower Street which contains several restaurants and bars with Henry J's Bar being adjacent to the entrance to the subject property. A short distance away is Union Street where there are numerous bars such as Walkabout, J D Wetherspoons etc and also further restaurants and clubs.

Description:

Ground Floor

Lobby entrance with cash desk with lift and stairs to the first floor and also stairs to the lower ground floor cellar area.

Approx gross internal floor area 68.84 m² (741 sq ft)

First Floor

Lobby with cloakroom leading to two separate nightclub areas which can be operated separately or together. Both areas have dance floor, bar serveries and ladies and gents WCs. One also has a stage.

Approx gross internal floor area 1,663.14 m² (17,902 sq ft)

Stairs and lift to:

Second Floor

Third nightclub area with separate ground floor entrance and dedicated staircase providing direct access and therefore capable of trading completely separately from the first floor. Commercial kitchen and two offices.

Approx gross internal floor area 412.95 m² (4,445 sq ft)

Rates:

We understand the rateable value is £100,000.

Tenure:

The premises are available as an assignment of the current lease which is a 25 year lease from 20 September 1987 with a passing rent of £125,000.

Offers will also be considered for a sub lease for the remainder of the term.

Legal Costs:

Each party to be responsible for their own costs incurred in any transaction.

Viewing:

Strictly by prior appointment with the Joint Agents Taylor Son & Creber 01752 202035 Or Colliers CRE 0207 935 4499

VAT:

All prices and rents quoted are exclusive of VAT where chargeable.

Additional Photos

