



To Let

Rental bids are invited supported by
a full business plan.
New free of tie lease - no premium

The Brook Inn, 33 Longbrook Street, Plympton,
Plymouth, Devon PL7 1NJ

Approx. 0.55 Acres
(0.22 Hectares)

Summary

- Suit experienced food orientated operators
- 104 covers in open plan format with bar dining, conservatory, soft seating and private dining areas
- External trade beer garden and patio (84)
- Self contained 2 bedroom apartment
- New free of tie lease - 20 year term
- Business plan to included rental bid and CVs required
- Quiet location surrounded by large city suburb
- Customer car park (28)

Location:

The Brook Inn occupies a roadside position within the original township and close to the Plympton Castle. The location is easily accessible to the wider community and those visiting the area.

Description:

Established food led public house within the historic centre of Plympton with open plan public bar and ample break out dining areas set out to suit all customer types. The trade garden provides a further 84 covers and there is customer car parking for 28 vehicles. In addition, there is a self contained 2 bedroom flat. Great opportunity for hands on experienced operators to enter into a free of tie 20 year lease.

Accommodation:

Trade floor:

Accessed via customer lobby from both front and side into the open plan trade area having single wooden bar servery with wash up and service area. The seating areas are spread between conservatory, bar seating, soft seating and private dining areas and in all there is space for 104 internal covers.

The style provides comfort and character with exposed wooden ceiling beams, part exposed stone walling and a feature fireplace with full height stone surround. Ladies, gents and accessible (with baby change) WCs. Large ground level beer cellar. Kitchen (9.4m x 3m + 2.8m x 2.4) L-shaped with wash up section, boiler cupboard. Extraction (not tested) and external delivery access. Inner lobby with shelved storage cupboard and larger storage room (5.9m x 4.4m) with double external doors.

Private Accommodation:

Self contained with internal and external access. Lobby, bathroom with separate shower cubicle, kitchen (4.6m x 2.6m plus recess) with separate gas boiler, bedroom (5m x 2.8m), lounge (4.9m x 4.1m) through to bedroom (3.4m x 2.6m) through to office (3.4m x 2.9m).

Outside Areas:

Trade lawn beer garden to front with space for 10 benches in addition to patio style area to side with space for a further 24 covers. 5 parking space to front and a further 23 to rear. Small private yard.

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

Awaited.

Planning:

Sui Generis. Please enquire for further information.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £17,900. From the 1st April 2023 a new rating list comes into effect which will see the approximate Rateable Value reduce to £17,750. Government support for the sector provides for a 75% reduction for 2023/4.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

Rental offers are invited for a new free of tie lease. Terms will be agreed by negotiation. The lease will be protected by Part II of the Landlord and Tenant Act 1954. The rent will subject to annual increases in line with the retail price index and five yearly rent reviews. The lease is assignable after the end of the first two years and will be let on fully repairing and insuring terms. Standard free of tie Heads of Terms are available on request. Rent concessions may be available (rent

free period and stepped rents) depending on the level of investment envisaged or required. The first three months' rent and other contractual charges will be payable in advance and the deposit payable will be 25% of the final agreed rent. In addition you will need to provide funds for professional advice, investment and working capital - the amount will be dependent on your business plan.

Applicants are invited to submit rental offers for a new free of tie lease. A free of tie application form must be completed in all cases (available on request). A business plan, forecast profit and loss account and proof of funds.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Trade Inventory: At valuation. Estimated £30,000

VAT:

All figures quoted are exclusive of VAT if applicable.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



