

Vickery Holman
Property Consultants

Cornwall | Devon | Somerset | Bristol

**To Let/
For Sale**

Restaurant
468.13 sq m (5037 sq ft) (GIA)

Lower ground floor



Sub-division into
2 units considered

For further information contact



McAleer & Rush GROUP
PROPERTY CONSULTANTS

Moreland & Co. Bristol, Plymouth

To Let

£19,500 per annum exclusive

Lower Ground Floor Leonardo Hotel, 12-16
Bilbury Road, Plymouth, PL4 0BH

5485 Sq Ft
(509 Sq M)

Summary

- Retail unit
- Would suit leisure, office, storage type uses (STPP)
- Shell condition
- City centre location
- New lease

Location:

The property is situated to the rear of the Leonardo Hotel on Bilbury Street, in the heart of Plymouth city centre. This location offers immediate access to the city's main commercial and leisure destinations. The unit is in close proximity to Drake Circus Shopping Centre, one of the South West's leading retail hubs, and The Barcode, which is a major leisure complex featuring a cinema, restaurants, and additional retail offerings.

Description:

Located on the lower ground floor of the Leonardo Hotel, to the rear where the level falls away to provide ground floor access, this versatile unit is accessed directly from Bilbury Road and also on Moon Street. The space is mainly open plan and offered in shell condition, ready for tenant fit-out.

Large glazed windows to the front provide good natural light and visibility for signage the property also has high ceilings. Ideal for retail, leisure, office, storage or hospitality uses (STPP)

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a gross internal basis.

	sq m	sq ft
Total	509.55	5485

Services:

Services require connection and interested parties should make their own enquiries.

EPC / MEES:

Awaited

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £13,750, therefore making the approximate Rates Payable £6,861 per annum for 2025/26.

Occupiers may be eligible for Small Business Rates Relief if this is the only property they occupy and/or any other properties they occupy have a rateable value of less than £2,900 each.

Qualifying ratepayers will pay no rates on properties with rateable values up to £12,000 with a tapered relief of between 100% and 0%

for properties with rateable values between £12,001 and £15,000.

Interested parties are advised to confirm the rating liability with Plymouth City Council.

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

Legal fees:

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

VAT:

The property has been elected for VAT and therefore VAT will be charged on the price.

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.



CONTACT THE AGENT

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