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STROBE NIGHTCLUB

6 UNION STREET, PLYMOUTH, DEVON, PL1 2SR

- City centre nightclub
- Fully licensed with 4.00am extension
- Impressive lock-up premises (approx. 250sqm)
- Large open-plan bar and nightclub area
- Dance floor, DJ kiosk/stage, reception, office and customer toilets
- Popular and well-established venue, licensed 250 persons
- Unique opportunity with undoubted future trading potential
- New lease or licence agreement available, flexible terms
- Suit variety of trades and uses subject to consents
- Viewing strongly recommended



This impressive nightclub venue is located in Union Street, just off Derry's Cross at the bottom of Royal Parade and in the very heart of Plymouth city centre. The unit is only a short walk from Plymouth's Theatre Royal and there are a full variety of trades and businesses represented nearby with numerous multiple concerns including JD Wetherspoons, TK Maxx, Tesco Express, Walkabout and Burger King. The unit backs on to Colin Campbell Court, a large public car park, part of which is currently being redeveloped into a multi-million-pound medical hub and gateway at the bottom end of the city centre. It is felt that this will no doubt enhance the desirability and appeal of this trading location within the city.

Plymouth, with a population of over 264,000 is the largest city in the West Country. Largely rebuilt since World War II it is now a thriving industrial and commercial centre and is still one of the Royal Navy's principal base and warship repair dockyards. The city has excellent educational, recreational and entertainment facilities and access to the rest of the country is gained by road via the A38/M5 motorway and by rail. Europe is also accessible by the car/passenger ferry which is operated from its terminal at Millbay Docks.

The premises are lock-up with a total area of approximately 250sqm and briefly comprise a reception area, office, large open-plan bar and nightclub area which incorporates a dance floor, DJ kiosk/stage and customer toilets. An early viewing appointment is highly recommended to fully appreciate the location and undoubted future trading potential of the unit.

THE ACCOMMODATION (ALL DIMENSIONS APPROXIMATE)

GROUND FLOOR [Approx. 250sqm]

ENTRANCE VESTIBULE/RECEPTION AREA With access to nightclub area and access through to: -
OFFICE

BAR AND NIGHTCLUB AREA A large open-plan area with air-conditioning, commercial flooring, areas of sofa seating, flatscreen TVs, sound and lighting systems, dance floor, fire exit to rear and raised stage and DJ kiosk area.

BAR SERVERY A bespoke stainless steel bar servery unit with full range of beer pumps and fonts, bar back shelving, bottle chillers, digital till system etc.

CELLAR AREA

LADIES AND GENTS' TOILETS

DISABLED TOILET FACILITY

SERVICES We understand that all mains services are available to the property. The premises have the benefit of a CCTV security system.

THE BUSINESS

STROBE NIGHTCLUB enjoys an enviable trading position at the top end of Union Street, Plymouth's oldest nightclub and entertainment area. It is conveniently located opposite busy Wetherspoons and Walkabout pubs, and in close vicinity to two of the city's casinos plus a variety of other licensed premises. The unit is only a short walk from both the Theatre Royal and Plymouth Pavilions. Consequently, the area is a popular entertainment venue and, as such, the business offers excellent scope for future development.

The premises are **FULLY LICENSED** for approx. 250 persons with a **4.00AM EXTENSION**. The unit has been operated successfully as a nightclub for "underground" sounds, artists and events.

The venue is equipped and ready to trade. It is being offered with the benefit of a new commercial lease or licence agreement. It is felt to be a somewhat unique opportunity to acquire a fully licensed club, which would lend itself to a variety of trading styles and uses, offering **EXCELLENT POTENTIAL FOR FUTURE DEVELOPMENT** under new and enthusiastic ownership.

LICENCE

The premises can be made available on a licence agreement at a rental of £500 per week, exclusive of rates, subject to pre-agreed rent reviews, with the tenant responsible for internal repairing and insuring covenants.

NEW LEASE

Alternatively, the venue is offered with the benefit of a new commercial lease, the term of which is negotiable (i.e. 5 - 20 years) at a commencing rental of £16,500 per annum exclusive of rates, subject to rent reviews every third year, with the tenant responsible for the internal repairing and insuring covenants.

NOTE It is felt that, due to its location and size, the unit would lend itself to a **VARIETY OF TRADES AND USES** (i.e. restaurant, gym, beauty salon, convenience store etc.), subject to any necessary consents.

BUSINESS RATES For information on the rates applicable to these premises, please visit the Valuation Office Agency website (www.voa.gov.uk).

Price :: Leasehold : Offers Invited SAV SOLE AGENTS

Unless otherwise stated all rental figures and asking prices quoted in the above details are exclusive of any Value Added Tax that might be applicable.

VIEWING

Our clients require that **all viewings must be arranged by prior appointment through our offices**. Telephone now on **PLYMOUTH (01752) 20 60 20** (24hr answering service) when we will be pleased to make all your appointments for you, and bring you up-to-date with newly listed businesses.

PROFESSIONAL SERVICES

We are also **Specialists in Valuations** for all purposes, **Rent Reviews, Lease Renewals, Rating, Compensation, Planning, Property Management and Auctions**. Contact our team of professionally **Qualified Surveyors, Valuers and Auctioneers** for all your requirements. Telephone us now on **PLYMOUTH (01752) 20 60 20 (24hr answering service)**.

MORTGAGES

Contact our offices now for all your mortgage requirements. Plymouth (01752) 20 60 20.



