



Café / Restaurant / Retail Premises TO LET
35 Church Street, Modbury, Devon, PL21 0QR

Summary

- Unique Opportunity in heart of Modbury Town Centre
- Former Café / Restaurant / Wine Bar with substantial Courtyard Garden
- Comprising 87m² / 936 sqft gross internal
- New Lease Available from December 2021

Location

Modbury is located within the heart of the South Hams a popular market town surrounded by areas of outstanding natural beauty. The expanding market town is serviced by the A379 linking Plymouth City to Kingsbridge and beyond to a host of local beaches and walking spots. The population size is circa 1,500 residents.

Description

Formally known as 'Bistro 35' the ground floor has operated as a wine bar / restaurant for many years. The premises now offer an interesting opportunity for a business with a host of rooms potentially for café / restaurant dining / retail use under class E of the use classes order.

The premises offer a blank canvas with a pair of function rooms, kitchen and storage rooms internally. A significant feature of these premises is the impressive courtyard garden area which offers covered and open areas potentially suitable for 'al-fresco' seating / dining etc.

The premises will be available for occupation in December 2021 due to renovation works being carried out to self contain the ground floor. However, subject to contract the premises could be available prior to completion of these works allowing access for a tenant fit out.

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Energy Performance

EPC ordered

Planning

The local Planning Authority is South Hams District Council 01803 861234.

Terms of Availability

A new FRI lease will be available on flexible terms at an initial annual rent of £18,000 pa exclusive from December 2021.

Business Rates

Rateable Value 2017: £9,300
UBR multiplier 2022/23: 51.2p in the £

Further Information

To arrange inspection and for further information please contact Listers on 01752 222135:

Listers Property Consultants Ltd
16 Watson Place, Plymouth, PL4 9QN

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Floor Plan for illustrative purposes only, other suites also available.

