



**Exceptional Prominent Leisure Unit | Suitable For A Variety Of Uses STP |
Size 763.1 sq m (8,214 sq ft) Mezzanine 278 sq m (2,996 sq ft) Approx**

**Unit 2, Drake House, Derry's Cross, Plymouth, PL1 2SW
Rental Offers Invited**

ALL ENQUIRIES

A1057

3 The Crescent, Plymouth, PL1 3AB

Tel: 01752 255222

Fax: 01752 251100

Email : kieran@monkandpartners.co.uk

TO LET



**MONK
&
PARTNERS**

Location

Located within the famous Drake House on Union Street, the property occupies a prominent position within Plymouth's established leisure and nightlife district. The venue is a short walking distance of Plymouth City Centre, the popular Barbican waterfront, and major retail and leisure destinations including Drake Circus Shopping Centre and The Barcode, home to a range of national restaurant operators, cinema and entertainment brands.

The property is exceptionally well connected, with numerous high-frequency bus services operating along Union Street and nearby Western Approach, providing direct access across Plymouth and surrounding suburbs. Plymouth Railway Station is approximately a 15–20 minute walk away.

Surrounding occupiers include The Union Rooms (JD Wetherspoon), Grosvenor Casino Plymouth, Plymouth Arena, national food operators, independent bars and a growing number of student accommodation developments, helping generate strong levels of footfall throughout the day and evening. The area is particularly popular with students, young professionals, tourists and visitors attending sporting and entertainment events.

Union Street remains one of Plymouth's best-known leisure destinations and acts as a key link between the city centre, Millbay regeneration area and the waterfront, making the property highly accessible and prominently positioned within the city.

Description

The property provides an excellent opportunity to occupy a prominent ground floor leisure and hospitality unit within an established commercial location in the heart of Plymouth city centre. Currently operating as a public house/nightclub, the accommodation comprises a substantial open-plan trading area with fitted bar facilities, together with kitchen and storage accommodation.

A mezzanine level provides large male and female WC facilities, staff areas and manager's accommodation. The property benefits from an impressive eaves height of approximately 6.85m within the main seating area, together with a height of approximately 3.06m beneath the mezzanine, creating a spacious and flexible trading environment suitable for a variety of leisure, hospitality and alternative commercial uses, subject to the necessary consents.

To the rear of the property are substantial public parking facilities, together with dedicated delivery access and external utility stores.

The premises further benefits from three-phase power, air conditioning throughout, LED lighting. An entrance lobby area, with extensive glazed frontage, providing excellent natural light and strong visibility onto Union Street.

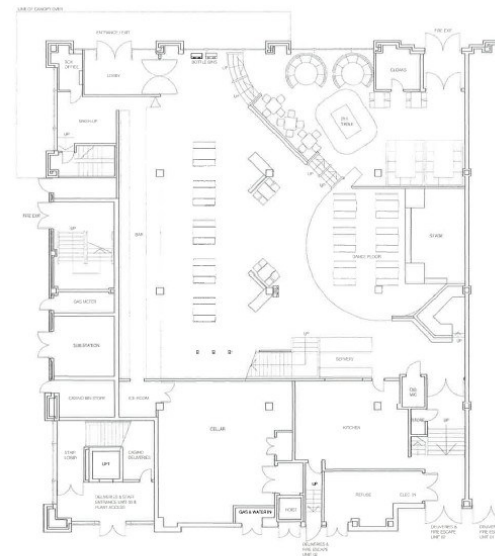
Accommodation

The premises have been measured in accordance with the RICS code of measuring practice on a gross internal area. The floor areas are approximate and for guidance purposes only. Net internal areas can be provided if required.

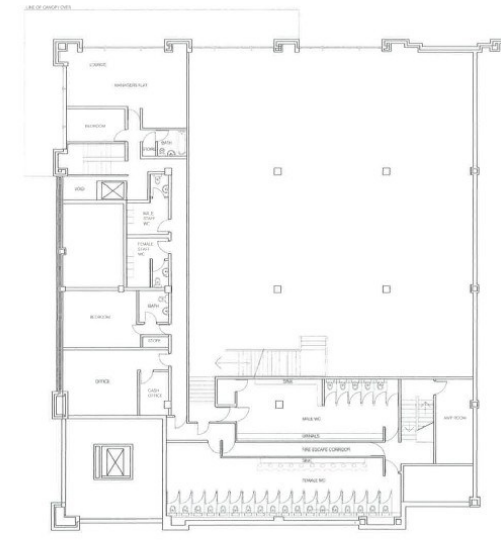
Floor	Sq Ft	Sq.m
Ground Floor	8,214	763.1
Mezzanine	2996	278.3

The landlords will consider a split of the unit.

Floor Plan



Existing Ground Floor Plan
Scale 1:100



Existing First Floor Plan
Scale 1:100

Energy Performance

EPC Rating	C (57)
EPC Expiry Date	22.02.2033

Business Rates

The current business rates for the premises is £140,000. We recommend that you make your own enquiries into the actual liability for any alternative uses. Guidance can be obtained at www.voa.gov.uk.

Tenure

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms. Rental offers are invited for the unit.

Service Charge

A service charge is levied to cover the cost of shared estate services and maintenance, ensuring the property and surrounding environment are kept to a high standard. For a full breakdown of the services included, please contact the appointed marketing agents who will be pleased to provide further details.

Legal Costs & VAT

Each party to bear their own legal and professional costs incurred in the transaction.

Other

In line with The Money Laundering Regulations 2017, Stratton Creber Commercial are obligated to verify ID for all clients that are conducting property transactions through the Company.

Prospective tenants are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises.

Contact

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

Monk & Partners, 3 The Crescent, Plymouth. PL1 3AB

Contact: Kieran Milner

Tel: 07851 766445

Email: kieran@monkandpartners.co.uk

Ref: A1057

Dated: May 2026

Photos

