

## QUALITY RETAIL AND LEISURE UNIT LOCATED ON BRISTOL'S HARBOURSIDE DEVELOPMENT

### Location

Situated in the heart of Bristol's Harbourside, a new mixed-use development on the southern edge of the city centre in a sought after location. The property is located near Cathedral Walk, a wide pedestrianised walk-way that leads to the historic Floating Harbour to the south-west and the Bristol Cathedral to the north-east. The property is a 15 minute walk away from University of Bristol campus and a 20 minute walk to Broadmead and Cabot Circus; Bristol's major shopping destinations. Temple Meads Railway Station is within a 20 minute walk. Nearby occupiers include Friska, Pure Gym, Rainbow Casino and Las Iguanas.

### Size

1900 sq ft

### Specification

Ground floor retail and leisure unit.

### Terms

To be agreed.

### Viewing

Strictly by appointment only.

### Rent

£25 per sq ft

exclusive of rates, service charge and VAT (if applicable).

### Rates

Available on Request

### Service Charge

Available on Request

### EPC

This property has been graded as 62(C).



### Viewing & Further Information

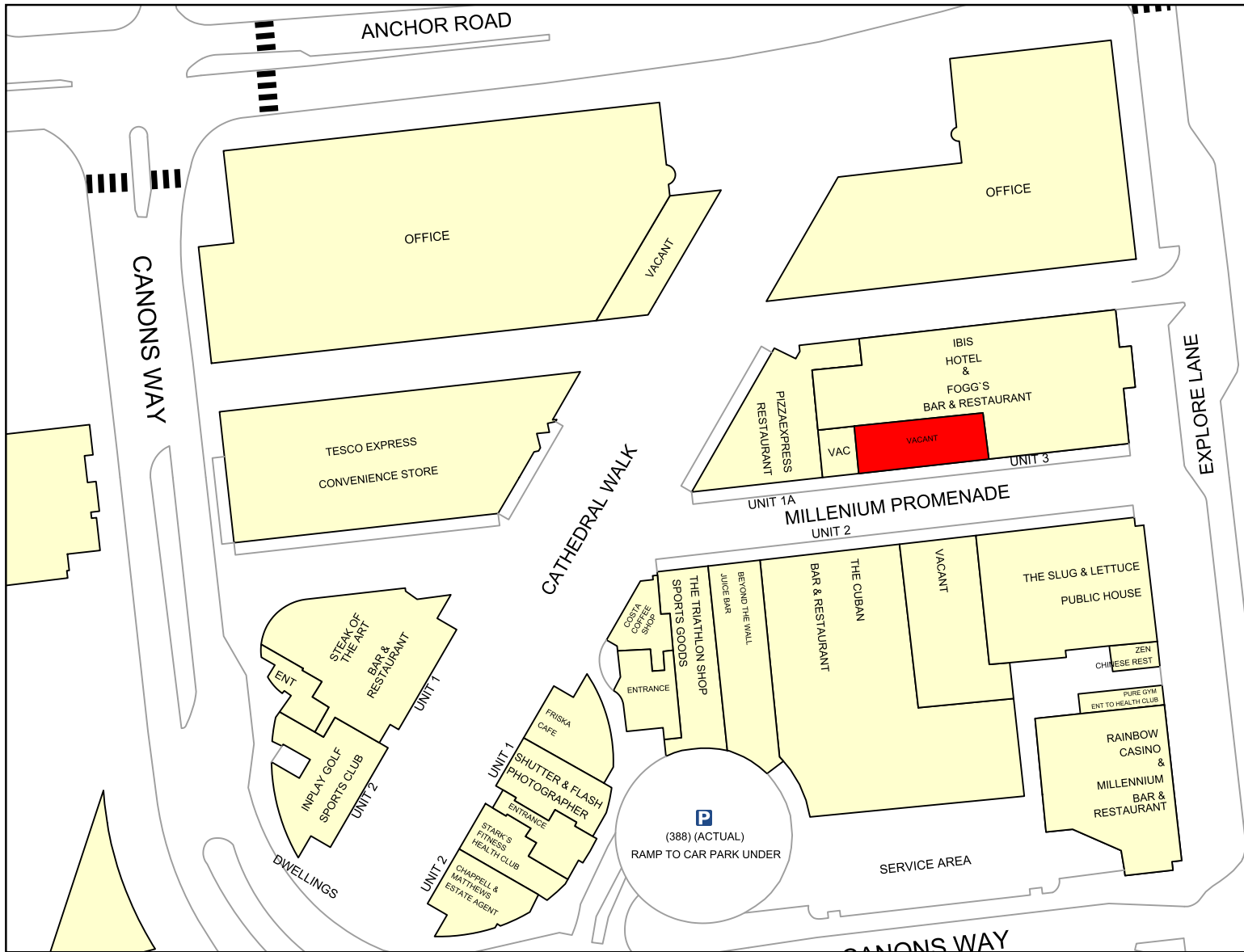
Viewing is strictly by appointment with:

### Contact

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50 metres



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