

## 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 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, Slug and Lettuce, Pure Gym, Rainbow Casino and Las Iguanas.

### Accommodation

The premises provide the following approximate net internal floor areas:

### Size

3,534 sq ft (328.32 sq m)

### Specification

Ground floor retail/leisure unit built in 2006.

### Terms

To be agreed.

### Viewings

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 60 (C).



### Viewing & Further Information

Viewing is strictly by appointment with:

### Contact

#### Dan Milford

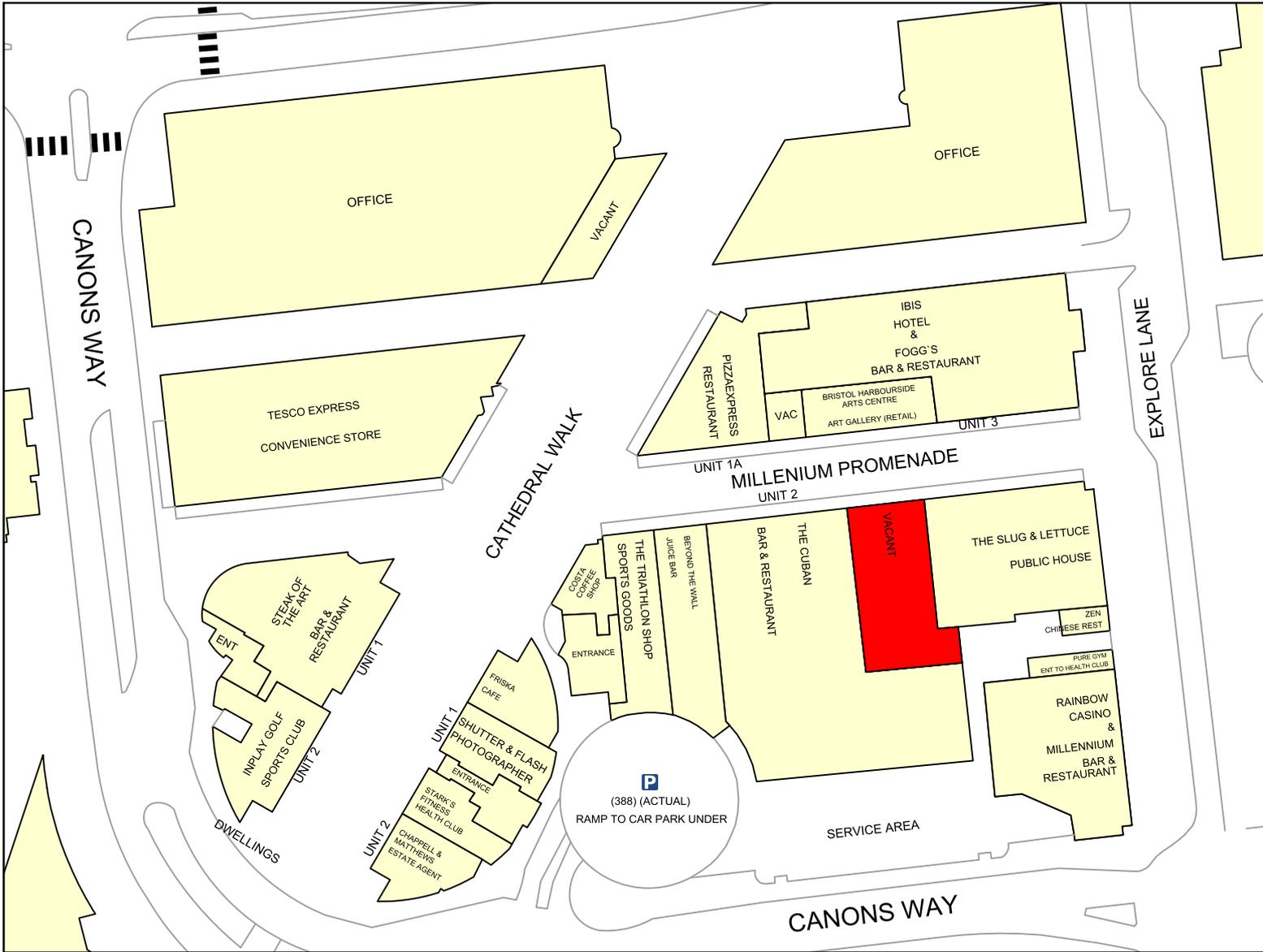
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50 metres



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