



# For Lease

## Unit 9, The General

Guinea Street, Bristol, BS1 6SY

- Retail and leisure opportunity
- Leasehold
- Occupiers include; Casamia, Paco Tapas, The Dentist @ The General and Torque Training.

### Location

Bristol is the largest commercial centre in the South West of England. The city benefits from very good strategic road links being located at the intersection of the M4 and M5 motorways. Temple Meads railway station is a 5 minute walk away from The General, with a journey time to Paddington of 1 hour 40 minutes.

The General is the restoration and conversion of the former, Grade II listed, Bristol General Hospital, built by the UK's leading heritage developer, City & Country. The General offers characterful, stylish homes alongside a mix of waterside restaurants and health services within Commercial Arcade. Situated on a prominent position fronting the Bathurst Basin on the edge of Bristol's Redcliffe District. Redcliffe is a crucial link between the south of Bristol, the city centre and the floating harbour.

### Rent

£47,500 per annum

Exclusive of rates, service charge and VAT.

### EPC:

Listed buildings are exempt from EPC.

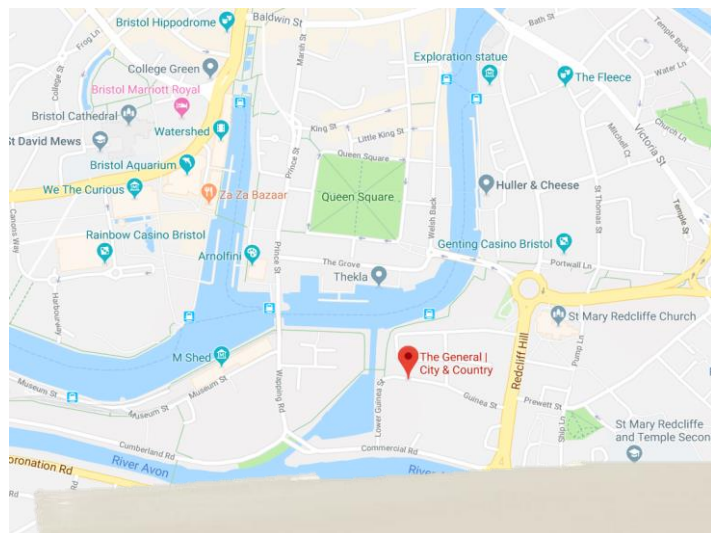
### Accommodation

The premises provide the following approximate net internal floor areas:

Ground floor unit- 2,379 sq ft.

### Service charge

£2,737.35 per annum.



**Viewing is strictly by appointment with:**

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