

QUAYSIDE

BRISTOL

Restaurant/Café Opportunities - planning consent granted
Bristol's Historic Floating Harbour



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Location

Ideally located in Bristol's business district, these waterfront buildings are situated at the corner of Welsh Back and Redcliff Way.

Welsh Back runs parallel to Queen Square, Bristol's oldest Georgian square, which houses many corporate and professional companies, such as KPMG, Handelsbanken & Coutts, as well as hosting numerous outdoor events.

Bristol Old Vic theatre on nearby King Street re-opens later this year following a multi-million pound revamp.

Quayside is walking distance from many branded hotels including Mercure, Jurys Inn, Premier Inn & Radisson Blu as well as Genting casino on Portwall Lane.

Welsh Back and King Street are home to a number of highly rated independent and national restaurants, bars and cafes.



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Accommodation

The development, which consists of 4 units, will fully restore the historic character of these dockside buildings using traditional materials. The units will benefit from open plan space, excellent natural light and outside seating on both Welsh Back and the floating harbour via cantilevered decking.

Floor Areas (GIA)

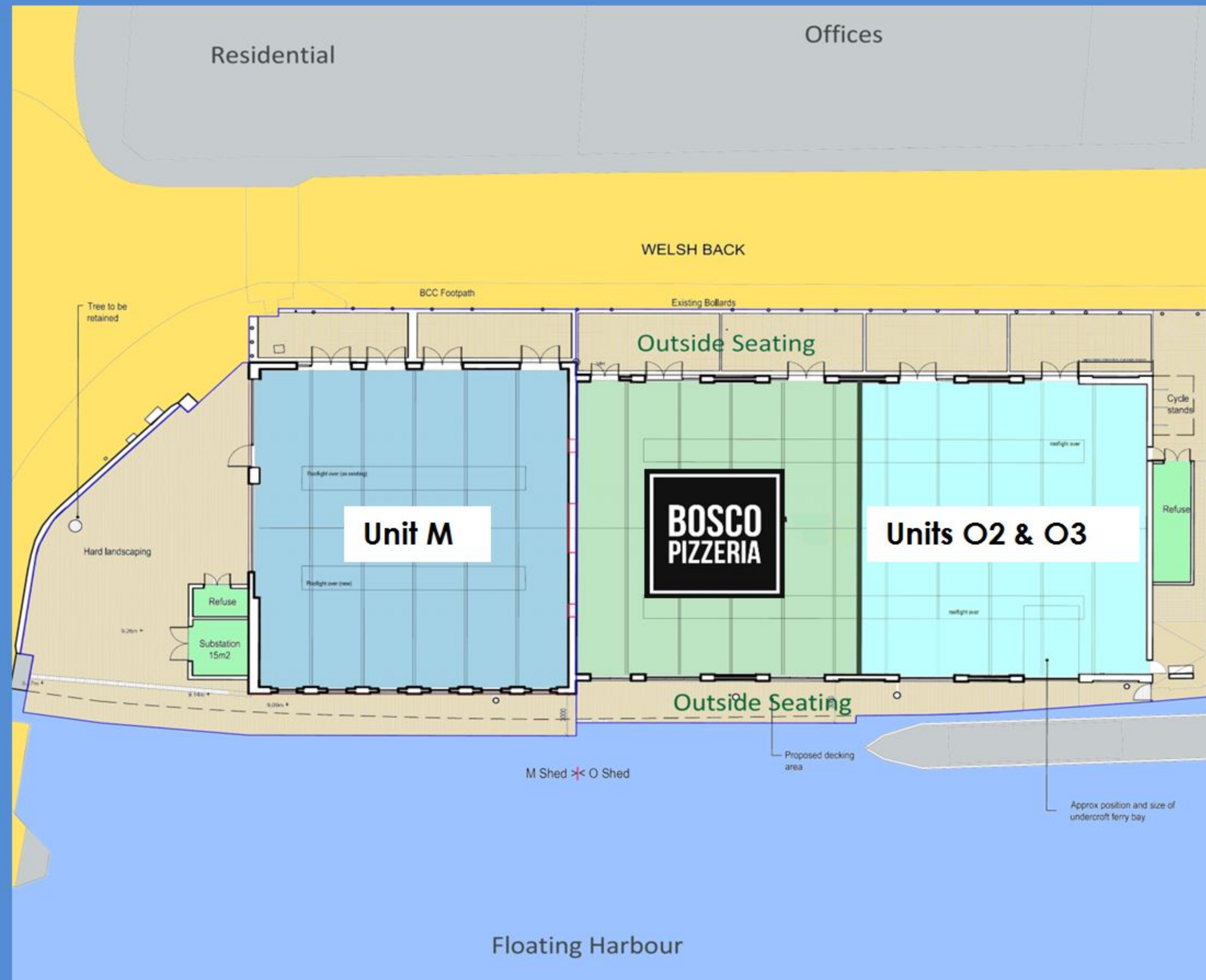
	sq.m	sq.ft
Unit M	463	4,984
Unit O1	385	4,144
Unit O2	135	1,453
Unit O3	248	2,670

Planning

A3 planning consent has been granted for restaurant and café uses.

Rent

Upon application.



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Terms

The units are available by way of new FRI leases for a term of years to be agreed, containing provision for rent reviews at 5 yearly intervals.

Legal Costs

Each party to be responsible for their own legal costs incurred per transaction.

EPC

The existing buildings have an EPC rating of G. An Energy Efficiency Plan will be implemented prior to tenants taking access for fitting out.



All Enquiries



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MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

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