

Welsh Back

BRISTOL

Restaurant Opportunity **UNITS TO LET**
Bristol's Floating Harbour



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Location

Ideally located adjacent to Bristol's historic floating harbour, this waterside restaurant location has excellent prominence to Welsh Back with frontage to Redcliff Way and views of St Mary Redcliff Church. Redcliff Way is a busy pedestrian route linking the city centre with Temple Meads train station.

Welsh Back leads into Queen Square, Bristol's oldest Georgian square, housing many corporate and professional companies as well as hosting numerous outdoor events and the whole area enjoys a festival atmosphere of wining and dining with an all day café society.

There are many national and independent restaurants nearby such as Loch Fyne, Severn Shed, The Riverstation, Aqua etc.

Location: **BS1 4SL**



Accommodation

The development will consist of 3 units, set within an original dockside warehouse which will be fully restored to its historic character, open plan space, excellent natural light, traditional materials and outside seating on Welsh Back and the waterfront via cantilevered decking.

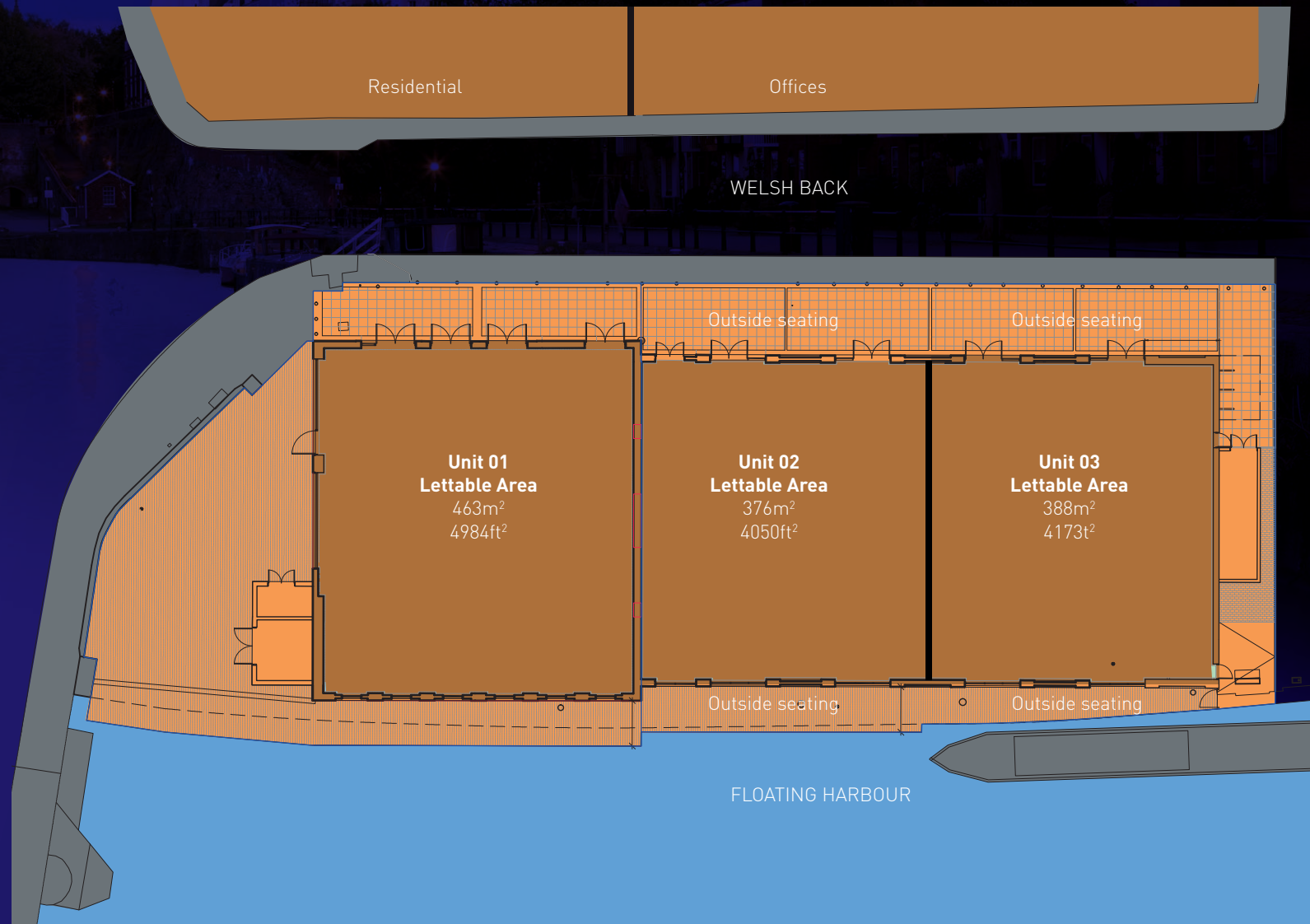
Floor Areas

	m ²	ft ²
Unit O1	463	4984
Unit O2*	376	4050
Unit O3*	388	4173

*Units can be designed to accommodate specific floor area requirements

A Stylish Restaurant Scheme with outside seating on the Floating Harbour and Welsh Back

Available 2016



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Rental

Upon application

Rates

The buildings will need to be reassessed post refurbishment and sub-division of the existing space into restaurants. Interested parties are therefore advised to make their own enquiries with the relevant Local Authority at the appropriate time.

Legal Costs

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

Terms

The property will be made available by way of a new FRI lease for a term of years by agreement, however, containing provision for rent reviews at 5 yearly intervals.



COR|D|W|E|L|L
PROPERTY GROUP

All Enquiries



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