



HARBOURSIDE
BRISTOL · UK

**JONES LANG
LASALLE**

Unit 2, Millennium Promenade Restaurant & Retail Opportunities



Location

Harbourside is a mixed use area in the city centre adjacent to Bristol's historic floating harbour. It briefly comprises –

- Restaurant chains Las Iguanas, Prezzo, Living Room & Pizza Express
- Leisure operators Pure Gym, Gala Casino, @Bristol & Blue Reef Aquarium
- 182 bedroom Ibis hotel
- Key employers Lloyds Banking Group, Hargreaves Lansdown and CMS Cameron McKenna
- 662 residential units
- Public car parking for up to 900 vehicles

Accommodation

Unit 2 is a fitted unit situated on Millennium Promenade, opposite Living Room and adjacent to Pizza Express. It provides the following approximate gross internal floor areas with outside seating –

Ground Floor Area 477 sq m (5,134 sq ft)

Lease Terms

A new lease is available at a rent of £95,000 per annum exclusive. Service charge is payable.



Rates

Rateable Value	£66,000
UBR (2013/14)	0.471p
Rates payable (per annum)	£31,086

Interested parties should verify the above with the Local Authority.

Legal Costs

Each party to pay its own legal costs.

Contact

Christopher Robinson
Email: chris.robinson@eu.jll.com
Tel: +44 (0)117 930 5865

Alternatively contact joint agents DTZ – 0117 926 2210 or Insight Retail - 0117 930 4536

SUBJECT TO CONTRACT

For more information call 0117 930 5865 or visit www.joneslanglasalle.co.uk



Legal Information

Important Notice. These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. July 2013.