



The Landing

125 Redcliff Street, Bristol, BS1 6HU

Retail/Cafe Unit To Let

979 sq ft
(90.95 sq m)

- Prominent corner position.
- Close to Bristol Bridge, Finzels Reach and other office & residential developments.
- Partially fitted café unit.
- Potential for outside seating.
- Nearby occupiers include Co-op, Pret a Manger, Subway and Greggs.

Summary

Available Size	979 sq ft
Rent	£19,000 per annum
Business Rates	Upon Enquiry
VAT	All prices are quoted exclusive of VAT.
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The property is situated in a corner position on Redcliff Street, and forms part of The Landing office building, opposite the Bristol County Court. The property is close to Bristol Bridge, Finzels Reach, Redcliff Quarter and a short walk from Bristol Temple Meads station. Nearby occupiers include Pret a Manger, Tesco, Subway and Greggs. The immediate vicinity is undergoing a period of regeneration with a good density of offices, hotels and residential accommodation in the area.

- Diagonally opposite new Redcliff Quarter scheme of 11 commercial units and 700 apartments.
- Over 40,000 office workers in the vicinity (approx).

Description

The ground floor provides trading space with seating and a counter, food prep space, a WC and access to an area for external seating. The mezzanine area provides further seating and a storage cupboard.

Property Highlights / Amenities

- Shop Internal Depth (m): 7.18
- Shop Internal Width (m): 12.15

Accommodation

The accommodation comprises the following areas:

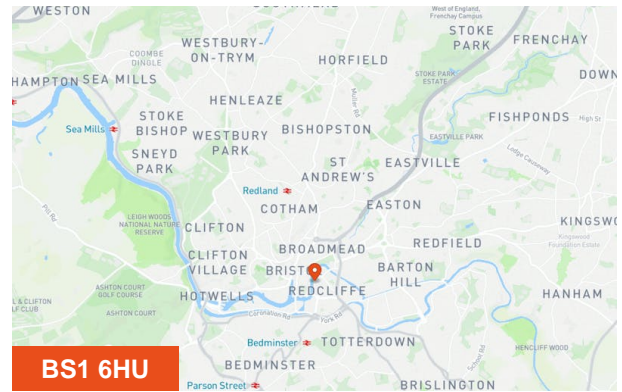
Name	sq ft	sq m	Availability
Ground	797	74.04	Available
Mezzanine	200	18.58	Available
Total	997	92.62	

Terms

The property is available on a new effectively full repairing and insuring lease for a term of years to be agreed.

Legal Costs

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



Viewing & Further Information

Rebecca Harries

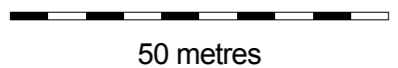
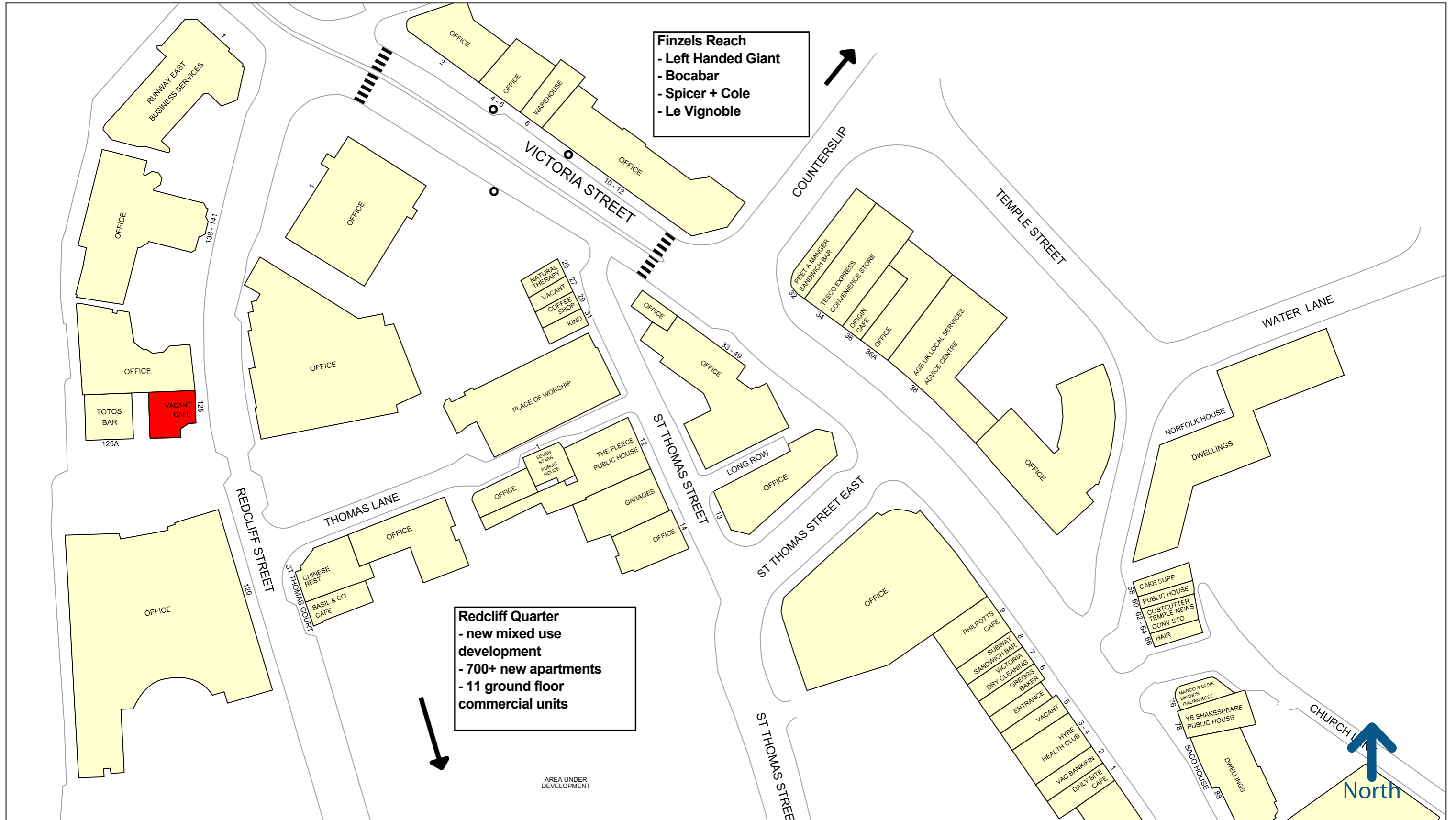
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Experian Goad Plan Created: 17/06/2024
Created By: Hartnell Taylor Cook LLP

