



Unit 1 Balmoral House

Harbourside, Bristol, BS1 5LW

Well located former restaurant

3,983 sq ft
(370.03 sq m)

- Ground floor self-contained former restaurant
- Strong leisure pitch
- Class E Consent
- Strong footfall from residents, office and more
- Partially fitted
- In close proximity to Costa, Pizza Express, Lane 7 and Pertemps
- External seating

Summary

Available Size	3,983 sq ft
Rent	£65,000 per annum
Rates Payable	£35,242.50 per annum
Rateable Value	£63,500
EPC Rating	Upon enquiry

Description

The unit is a self-contained single storey premises with large open frontage and sits just off the main retail pitch of Millenium Promenade. The unit was previously operated as a restaurant, with much of the key infrastructure in place. Other uses would be considered.

Location

The premises are located within the mixed use Harbourside development, a short walk from the vibrant shopping area of Park Street, and the key leisure pitch of the Waterfront.

Harbourside is Bristol's largest scheme of its kind, and benefits from the Lloyds Bank Plc regional headquarters, Hargreaves Lansdown and Cameron McKenna solicitors. As a consequence, over 6,500 employees are reportedly working in the vicinity.

The scheme has a significant residential population with circa 1,300 people living in Harbourside itself, predominantly in high quality apartments adjacent to the water.

Key leisure representation comes from the likes of Lane 7, Slug & Lettuce, Steak of the Art along with Costa Coffee and Pertemps.

The scheme is further supported by IBIS Hotel and Pure Gym.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales	3,983	370.03
Total	3,983	370.03

Planning

This unit benefits from Class E consent making it suitable for a number of uses, including retail, restaurants, gym and clinic.

Legal Costs

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



Viewing & Further Information

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