

# WATERSIDE

BRISTOL

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



# WATERSIDE

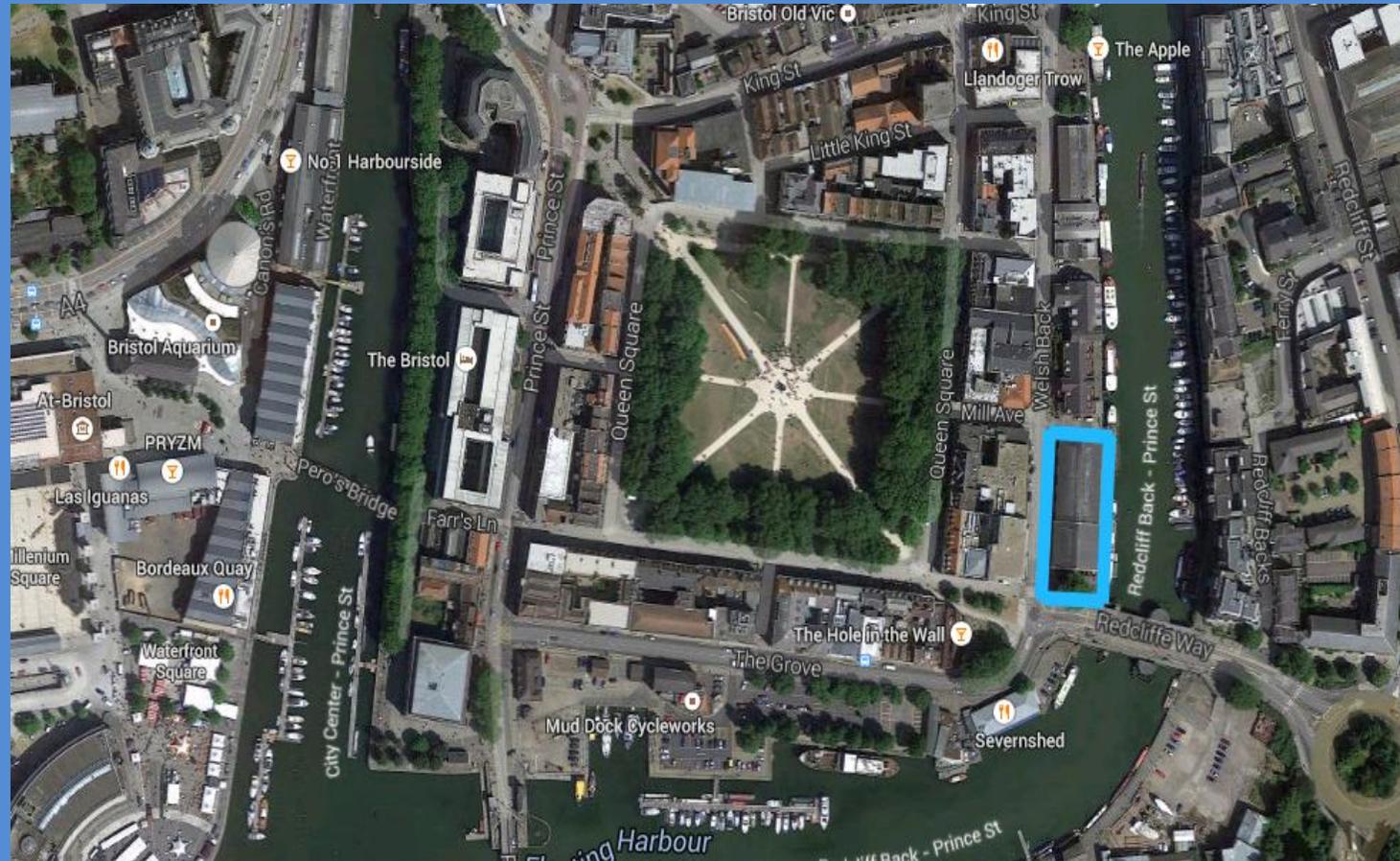
## BRISTOL

### A Stylish Restaurant Scheme on Bristol's Floating Harbour

#### Location

Ideally located in the heart of Bristol's restaurant quarter, this waterside restaurant location has an excellent prominence on Welsh Back with frontage to Redcliff Way and views of St Mary Redcliff Church.

Welshback leads into Queens Square, Bristol's leading Georgian Office address, 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.



Location: **BS1 4SL**



# WATERSIDE

## BRISTOL

### Accommodation

The development will consist of 3 units, set within the original dockside shed which will be fully restored to its historic character, open plan space, excellent natural light, traditional materials and outside seating on Welshback and the water via a canterlivered decking.

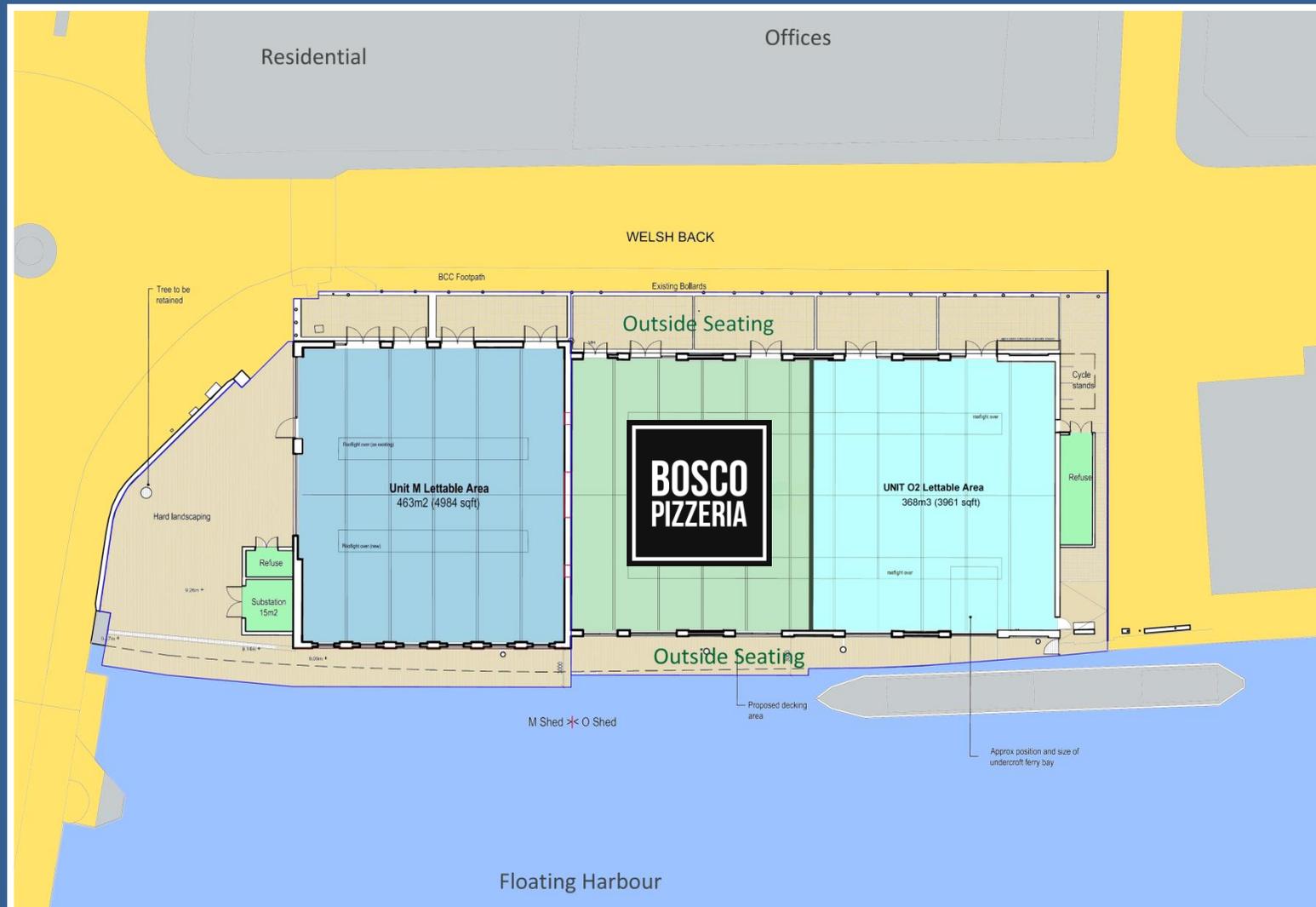
### Floor Areas

	m <sup>2</sup>	ff <sup>2</sup>
Unit M	463	4984
Unit O1	321	3455
Unit O2	368	3961

### PLANNING GRANTED

A Stylish Restaurant Scheme on Bristol's Floating Harbour with outside seating on the Floating Harbour and Welshback

**Available Soon**  
for A3 Restaurant / Mixed Use Space



# WATERSIDE

## BRISTOL

### Rental

Upon application

### 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|WELL|**  
PROPERTY GROUP

### ALL ENQUIRIES:



**Spencer Wilson**

T:0117 910 5271

E:[spencer.wilson@cushwake.com](mailto:spencer.wilson@cushwake.com)



**Paul Brewer**

T: 0121 609 8431

E: [paul.brewer@gva.co.uk](mailto:paul.brewer@gva.co.uk)