



## 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

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

## Accommodation

The accommodation comprises the following areas:

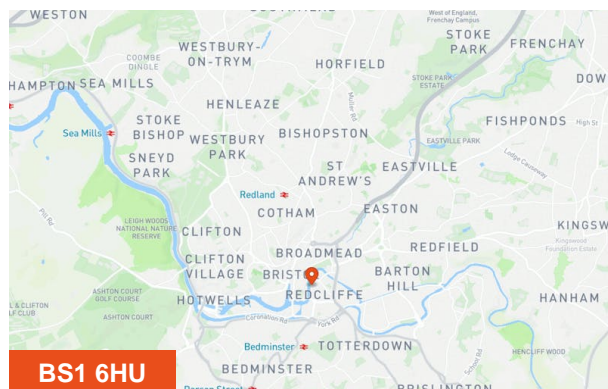
Name	sq ft	sq m	Availability
Ground	797	74.04	Available
Mezzanine	200	18.58	Available
<b>Total</b>	<b>997</b>	<b>92.62</b>	

## 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

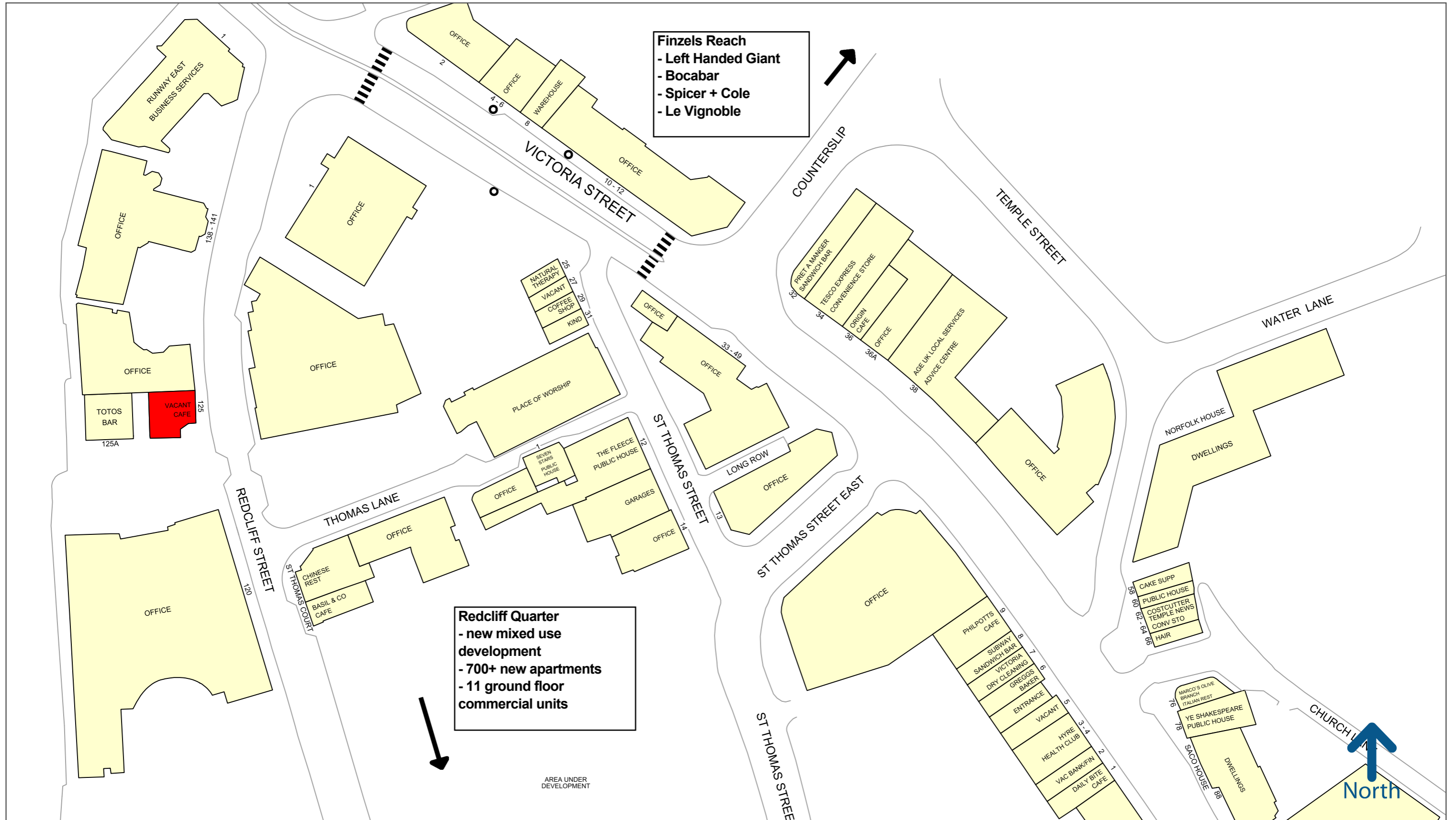
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### James Woodard

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50 metres

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



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