



## Unit 1

Balmoral House, Bristol, BS1 5LW

### Former indoor golf simulator in strong leisure pitch

**3,552 sq ft**

(329.99 sq m)

- Ground floor self contained unit
- Available for a variety of uses within Class E consent
- In close proximity to Costa, Brewdog, Pizza Express, Lane 7 and Par 59
- External seating possible

## Summary

<b>Available Size</b>	3,552 sq ft
<b>Rent</b>	£59,500 per annum
<b>Rateable Value</b>	£56,000
<b>EPC Rating</b>	Upon enquiry

## 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 Par 59, Lane 7, Brew Dog, Slug & Lettuce, Pizza Express and Costa Coffee.

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

## Description

The unit is a self-contained single storey premises with large open frontage and sits just of the main retail pitch of Millennium Promenade. The unit was previously operated as a indoor golf simulator as well as having access to the rear of the property including bin storage, but could suit a variety of other uses such as: high street offices, bars/ restaurant, clinical uses and more.

## Accommodation

The accommodation comprises the following areas:

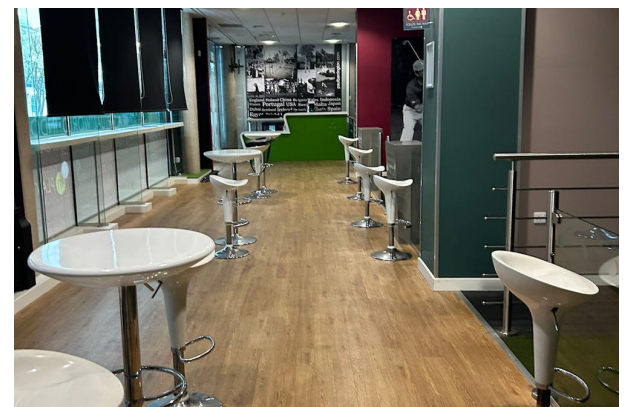
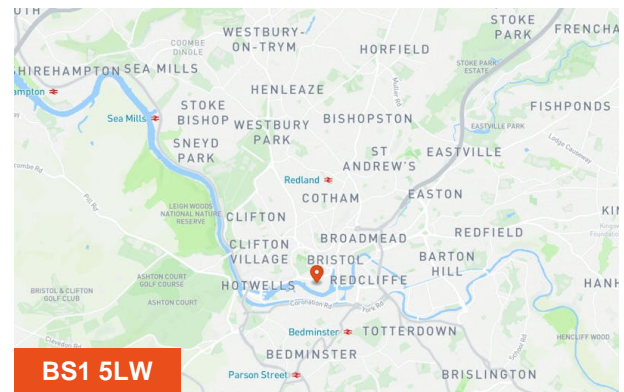
Name	sq ft	sq m
Ground - Sales	3,552	329.99
<b>Total</b>	<b>3,552</b>	<b>329.99</b>

## Tenure

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



## Viewing & Further Information

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