



Unit 2, Waverley House

Harbourside, Bristol, BS1 5LW

Well located former gym

1,637 sq ft

(152.08 sq m)

- Ground floor self contained former gym
- Strong leisure pitch
- Class E Consent
- Strong footfall from residents, office and more
- Partially filled
- In close proximity to Costa, Brewdog, Pizza Express, Lane 7 and Par 59
- External seating possible

Summary

Available Size	1,637 sq ft
Rent	£37,500 per annum
Rates Payable	£11,601.75 per annum
Rateable Value	£23,250
EPC Rating	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, Steak of the Art along with a new 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 gym as well as having access to the rear of the property including bin storage, but suits other uses.

Accommodation

The accommodation comprises the following areas: Gross Frontage: 39' 4" 12m Net Frontage: 32' 2" 9.8m External seating possible.

Name	sq ft	sq m
Ground - Sales	1,637	152.08
Total	1,637	152.08

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.



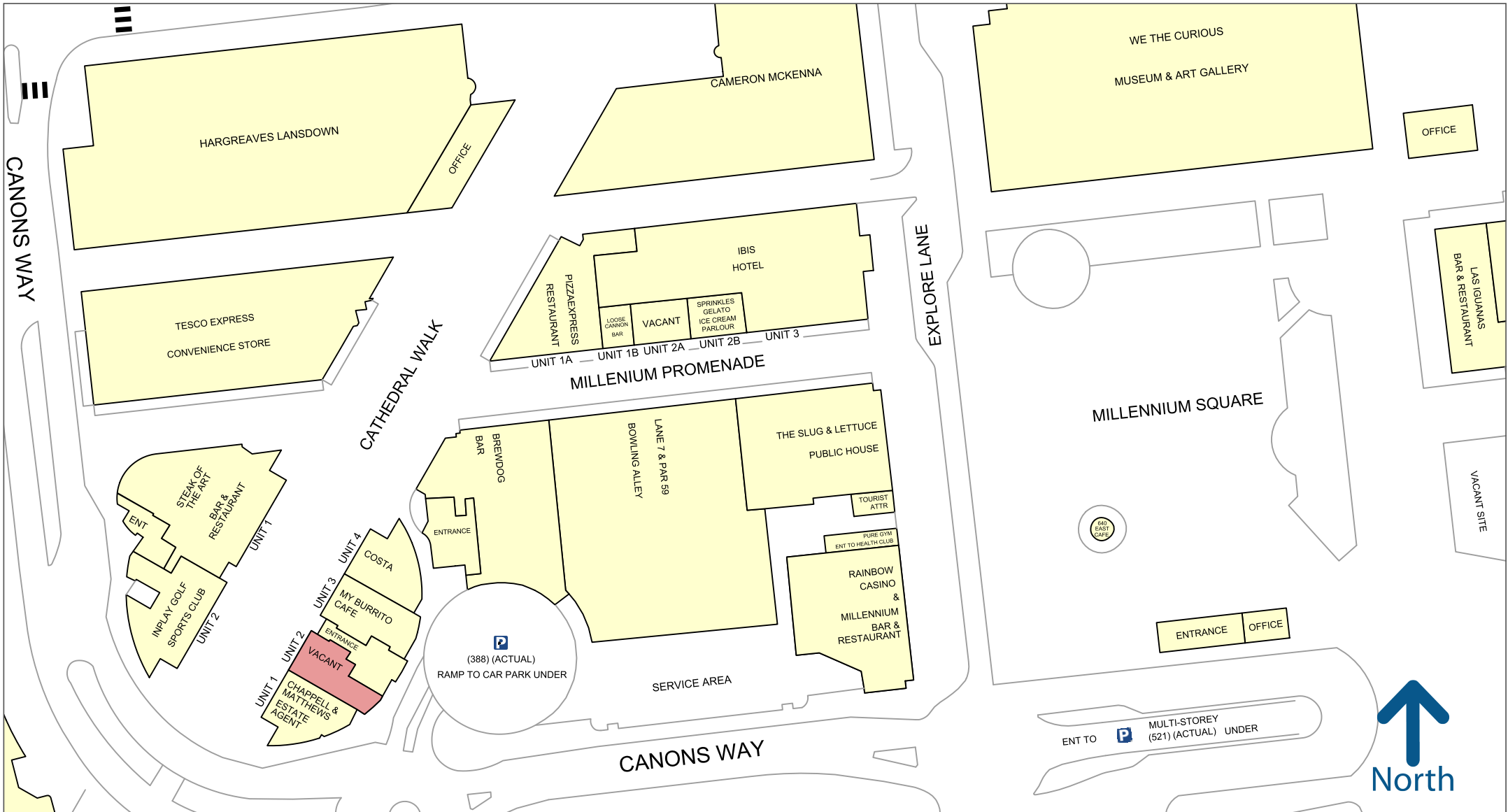
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50 metres

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Experian Goad Plan Created: 03/02/2023

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