



## 1 Unity Street

St. Philips, Bristol, BS2 0HN

**Well configured unit located within close proximity to the City Center, Temple Quarter and Old Market**

**534 sq ft**  
(49.61 sq m)

- Ground floor self-contained commercial unit
- Suitable for a variety of uses including retail, cafe, medical or office
- Situated within a busy student accommodation building

Summary

Available Size	534 sq ft
Rent	£15,000 per annum
Business Rates	Upon Enquiry
VAT	Applicable
EPC Rating	Upon enquiry

Location

The property is located in St Philips on the East side of Bristol City Centre. The property is accessed off the A420 close to the Old Market roundabout connecting to Temple Way which is the main ring road about the Centre.

Bristol Temple Meads railway station is just over half a mile away, as a 15 minute walk or 10 minute drive away. There are regular bus services stopping nearby with the Bristol Bus Station under a mile away or a 10 minute drive.

Description

The unit is located within the Yugo Print Hall student accommodation building. This is one of a few exciting new developments positioned on Unity Street, St Philips close to Zinc Works & Zinc Quarter. The upper floors consist of 260 rooms of student accommodation with the ground floor units available for a range of uses including offices and retail.

The available unit offers an attractive frontage onto Unity Street with plenty of natural light and benefits from LED lighting, fitted kitchen, WC and meeting room.

Accommodation

The accommodation comprises the following areas:

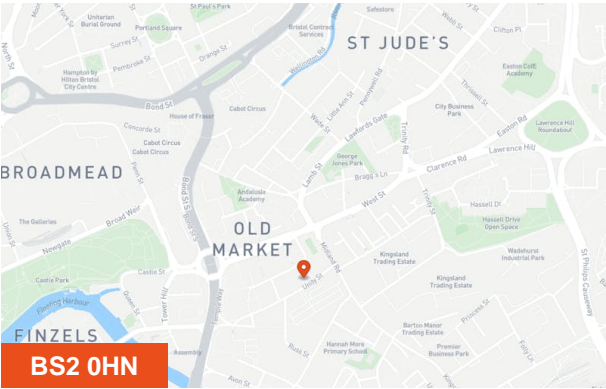
Name	sq ft	sq m	Availability
Ground	534	49.61	Available
Total	534	49.61	

Terms

The unit is available by way of new FRI lease by way of service charge for a term of years to be agreed.

VAT

All figures quoted will be subject to VAT.



Viewing & Further Information

Rebecca Harries

07549 120664

rebecca.harries@htc.uk.com

James Woodard

07753 302236

james.woodard@htc.uk.com