



3-11 Fairfax Street

Bristol, BS1 2LE

Leisure / F&B Unit

4,441 sq ft

(412.58 sq m)

- New leisure / F&B unit
- Unit sits underneath Bristol Electric, a 1,800 capacity music venue and nightclub
- Strong leisure position in close proximity to The Lanes, Rough Trade, The Climbing Hangar and Odeon Cinema
- Subject to Vacant Possession

Summary

Available Size	4,441 sq ft
Rent	£60,000 per annum
Business Rates	To be assessed - Interested parties are advised to make their own enquiries of the Local Billing Authority.
VAT	All figures quoted are exclusive of VAT.
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

Bristol is the main retail destination in the South West and one of the largest University Cities in the UK, currently ranking inside the top 20, with over 44,000 students.

The subject premises are located near to the corner of Nelson Street and Fairfax Street on the edge of the principal city centre shopping area. Occupiers in close proximity include Bristol Electric, Odeon, The Lanes and Lidl. The adjoining unit has just been let to Putt Above Leisure Facility.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	4,441	412.58

Specification

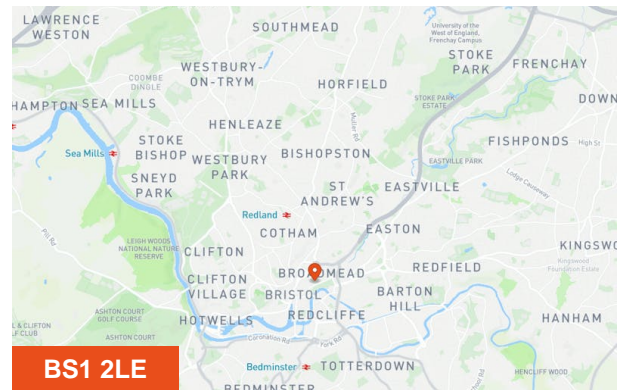
The premises are available in a shell condition.

Terms

The unit is available on a new effectively full repairing and insuring leases for a term of years to be agreed. The lease will be contracted inside the Landlord and Tenant Act 1954 and subject to five yearly upwards only rent reviews.

Planning

The premises are suitable for a variety of uses under Class E of the Use Classes Order 2020, including retail, financial and professional services, care and restaurant, gym, medical and nursery uses. Interested parties are advised to make their own enquiries of the Local Planning Authority.



Viewing & Further Information

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