



## Print Hall

Jacob Street, Bristol, BS2 0FU

### Retail Unit

**960 sq ft**

(89.19 sq m)

- Partially fitted former barbers
- 434 sq ft terrace to front
- Within substantial student residential development
- Suit a number of uses subject to planning including cafe

## Summary

Available Size	960 sq ft
Rent	£19,500 per annum
Rateable Value	£4,850
	Please verify the actual rates payable with the local authority.

EPC Rating	Upon enquiry
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## Location

Print Hall is a development of 467 student beds and 48 residential units, across two phases. The retail unit sits centrally in the scheme, on a walkway that acts as a link between the route from Temple Meads to the City Centre via Temple Quay and the fringes of Old Market, home to a strong independent food and beverage offering.

## Description

The corner unit sits directly opposite to the main student entrance, whilst also prominent to Temple Way.

The unit is ground floor only and benefits from an external terrace to the front.

## Accommodation

The accommodation comprises the the following approximate areas and dimensions:

Name	sq ft	sq m
Ground - Sales	960	89.19
Ground - External Terrace	434	40.32

## Tenure

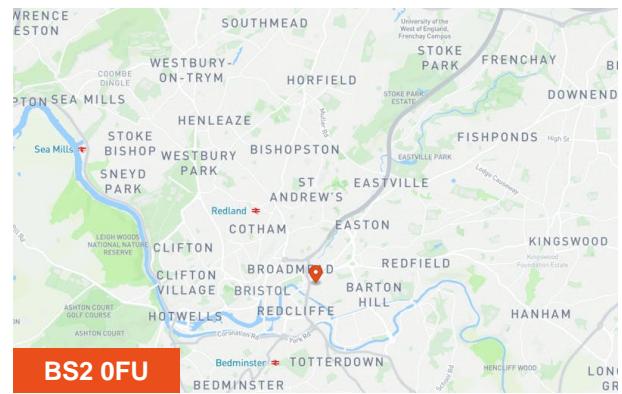
The property is available by way of a new lease for a term of years to be agreed.

## Planning

We are advised that the ground floor retail unit has permitted use falling within Use Class E of the Use Classes Order.

## Legal Costs

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



## Viewing & Further Information

### James Woodard

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