



Unit 4

Broad Quay, Bristol, BS1 4DA

Well Located Café/Restaurant To Let in Bristol City Centre

**Confidentially available -
staff are unaware**

3,524 sq ft
(327.39 sq m)

- Ground floor self-contained unit
- Benefits from extract system
- Class E Consent
- Close proximity to Harbourside and King Street
- Corner position close to Raddison, Hippodrome, Bristol Beacon and other leisure anchors

Summary

Available Size	3,524 sq ft
Rent	£72,500 per sq ft
Business Rates	On Application
Service Charge	On Application
EPC Rating	Upon enquiry

Description

The unit is a self-contained ground-floor corner unit located on Broad Quay, with frontage on both Broad Quay and Marsh Street. Currently operating as a café but other uses for the space will also be considered. All fittings will be removed before new occupancy.

The premises were previously operated as a cocktail bar, with opening hours until 23:00 Sunday to Thursday, and until 01:00 on Friday and Saturday

Location

Broad Quay is well situated between Queen Square, the Waterfront, Harbourside, Park Street and Baldwin Street

The unit is also located on the cuff of King Street, one of Bristol's most iconic and lively streets, renowned for its eclectic mix of independent bars, restaurants, and venues.

Broad Quay features a strong mix of leisure and hospitality venues, including Sainsburys, Subway, Turtle Bay and other well known establishments, making it a central hub for both locals and visitors.

The unit is further supported by The 176 bed Raddison Hotel, Bristol Hippodrome and the 2,100 capacity Bristol Beacon in close proximity.

Accommodation

The accommodation comprises the following areas:

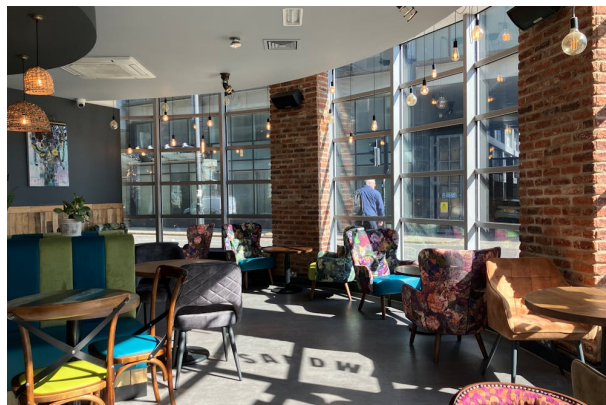
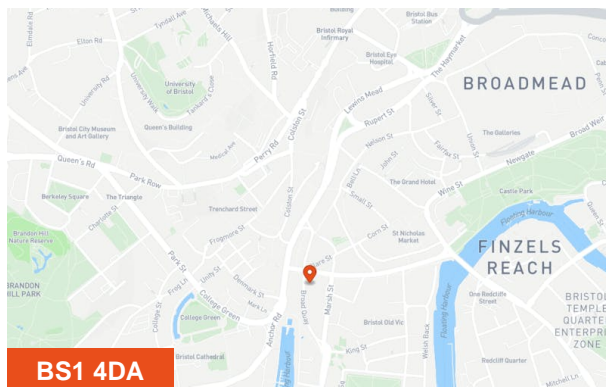
Name	sq ft	sq m	Availability
Ground	3,524	327.39	Available
Total	3,524	327.39	

Viewings

Strictly by prior appointment only.

Legal Costs

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



Viewing & Further Information

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