

INDICATIVE IMAGE



Unit 2 McArthur's Yard, Gas Ferry Road, Bristol BS1 6UN

TO LET

Waterfront Commercial Unit

**3,450 Sq Ft
(321 Sq M)**

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DESCRIPTION

Unit 2, McArthur's Yard comprises approximately 3,450 sq ft of prime commercial space, suitable for use as a café, restaurant, retail outlet or office. Positioned beneath Bristol's latest waterfront residential development, the unit benefits from a prominent street frontage and high pedestrian footfall. Offered in shell and core condition, it provides incoming occupiers with the flexibility to deliver a bespoke fit-out tailored to their requirements. This is a rare opportunity to establish a high-profile presence in a great location.

- ✓ Waterfront location
- ✓ High footfall area
- ✓ Located on the metro bus route
- ✓ On site parking
- ✓ Cycling facilities
- ✓ Class E units



LOCATION

McArthur's Yard's enviable location means that you are right in the heart of a thriving community on Bristol's Harbourside in close proximity to the iconic Brunel's SS Great Britain. Whether you're after quality food, the theatre, galleries, movies, sports or supermarkets, it is all located within easy reach by foot or by public transport.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	3,450	321

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

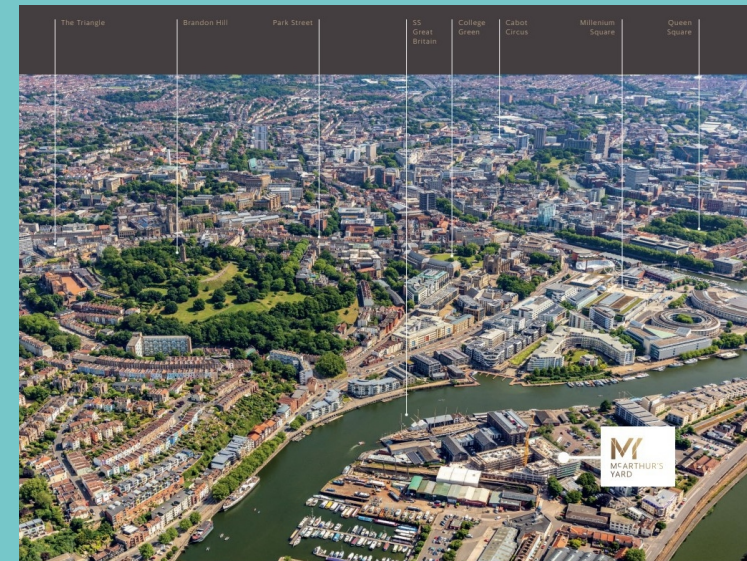
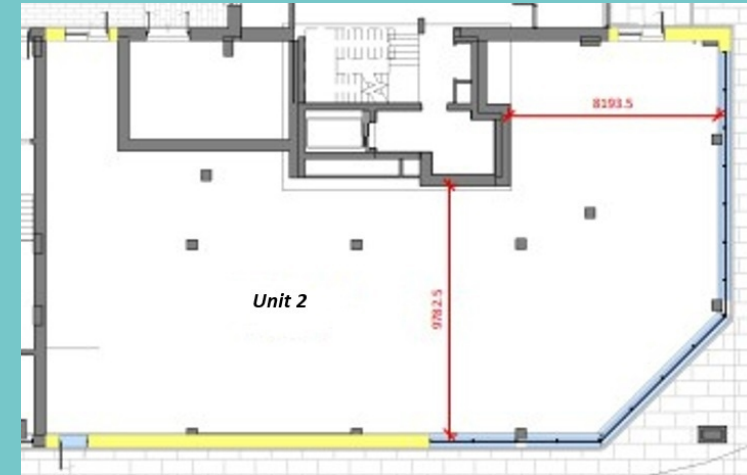
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The unit is available by way of a new lease direct from the landlord for a term of years to be agreed.

EPC

EPC report is available upon request.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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