

LARGE CITY CENTRE LEISURE UNIT TO LET

UNIT 5, Canons Yard, Harbourside, Bristol



Key Highlights

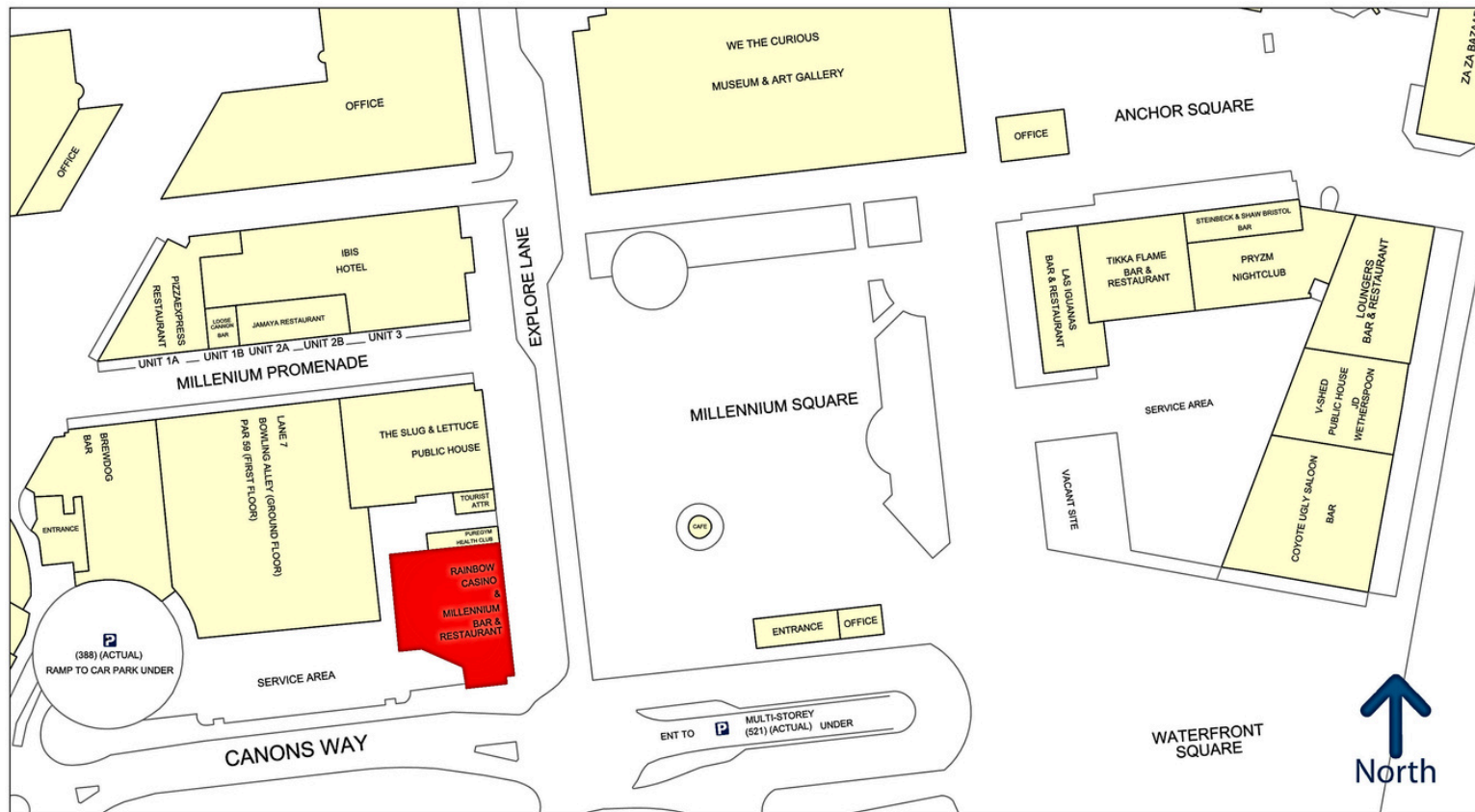
- City Centre Location
- Established leisure / F&B Pitch
- 37,070 sq ft
- 25 demised car parking spaces
- Existing Lease due to expire 2036

SAVILLS BRISTOL
Embassy House, Queens Avenue

0117 910 2200

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50 metres

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Experian Goad Plan Created: 29/07/2025

Created By: Savills

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SITUATION

Bristol is the largest City in the South West with a population of over 450,000 people. The City has over 70,000 students enrolled at its two Universities.

The premises are prominently located in Harbourside, fronting on to Millennium Square. This area has developed as one of Bristol’s principal leisure locations. Surrounding uses include offices, hotel, tourist attractions and parking, along with leisure and F&B occupiers including Lane 7 Bowling, The Slug & Lettuce, Las Iguanas, Brewdog and Ibis Hotel.

ACCOMMODATION

The main area of the demise is located on an upper floor which is linked by stairs and lifts to the ground floor element. This is currently arranged as a bar and reception area.

There is also a private lift linking the 25 demised parking spaces to this area.

FLOOR AREA	SQ FT	SQ M
Main Floor (4th)	32,765	3,044
Ground Floor	4,305	400
TOTAL	37,070	3,444

TERMS

The property is currently held by way of a Lease expiring in 2036. An assignment of this Lease is available or alternatively, a sub-Lease.

Further details on application.

QUOTING RENT

Upon application.

SERVICE CHARGE

TBC

RATEABLE VALUE

£355,000

COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

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VIEWINGS

Strictly by prior appointment with the appointed Letting Agents.

CONTACTS

For further information
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