

## FOR SALE/TO LET - The Brewhouse Bath Street, Bristol, BS1 6HL



### Long Leasehold Building Suitable for conversion 5,530 sq ft (513.75 sq m)

#### LOCATION

The Brewhouse is located on the south side of the Floating Harbour opposite Castle Park near Bristol Bridge, forming part of the Georges Square development. The property is in the heart of Redcliff, Bristol's business district and is walking distance to Cabot Circus, Queen Square and Bristol Templemeads station.

The building is adjacent to Finzels Reach, a mixed use residential, retail and office scheme with a consent for a total of 750,00 sq ft. The scheme commenced on site at the start of 2009 and is expected to complete on a phased basis from 2011 at which point the Mobius Bridge, a new pedestrian link to Castle Park, will open adjacent to the Brewhouse.

#### DESCRIPTION

The Brewhouse forms the ground floor of a listed character building whose upper part where converted to residential flats as part of the Georges Square development.

The current specification provides for a single open plan area that has been whitewashed and had all capped off service provided to it. The building has been designed to accommodate a restaurant fit out but is also understood to be suitable for office or showroom use subject to the necessary consents.

#### ACCOMMODATION

The accommodation has been measured on a Gross Internal basis and will require installation of WC's prior to occupation.

Ground floor (GIA) 5,530 sq ft                      513.75 sq m

#### TENURE

The accommodation is available by way of a new full repairing and insuring lease or a long leasehold interest at a peppercorn rent. Terms upon application.

#### PRICE

£350,000 plus VAT

#### PLANNING

The premises currently have the benefit of both a B1 (Office) and an A3 (food & drink) planning consent, although the premises are suitable for range of alternative uses, subject to the necessary planning consent being obtained.

#### LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

#### VIEWING & FURTHER INFORMATION

For further information or to arrange an inspection, please do not hesitate to contact the joint agents:

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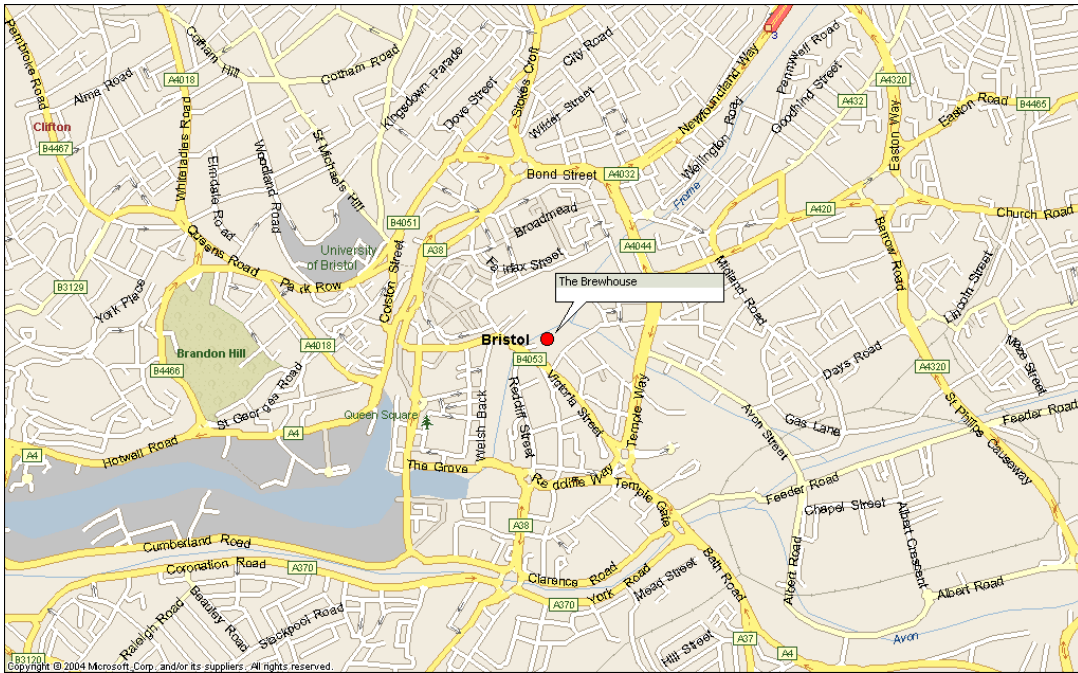
#### SUBJECT TO CONTRACT

Date: September 09

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Brewhouse, Bath Street, Bristol, BS1 6HL.

## Location



## Internal Pictures



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