

INDICATIVE IMAGE



Unit 3 McArthur's Yard , Gas Ferry Road, Bristol BS1 6UN

TO LET

Waterfront Commercial Unit

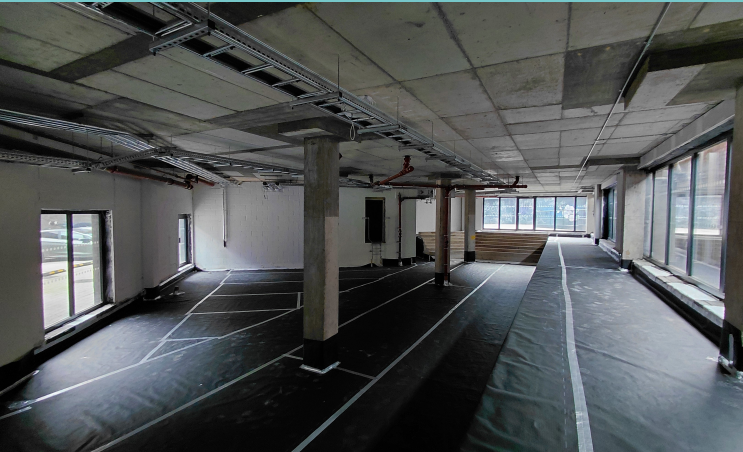
**3,400 Sq Ft
(316 Sq M)**

Unit 3 McArthur's Yard , Gas Ferry Road, Bristol BS1 6UN

DESCRIPTION

Unit 3, McArthur's Yard offers 3,400 sq ft of prime commercial leisure space, ideally suited for café or restaurant use. Situated beneath Bristol's latest waterfront residential development, the unit benefits from a prominent street-facing position and strong pedestrian footfall. Delivered in shell and core condition, it provides incoming occupiers with the flexibility to implement a bespoke fit-out tailored to their operational requirements. This unit benefits from outdoor space that can be utilised for external seating.

- ✓ 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	3,400	316

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

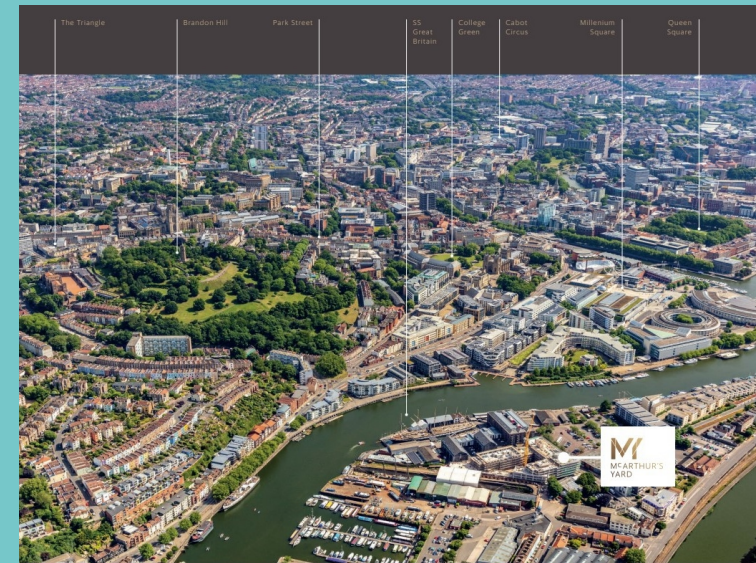
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

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.



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. Regulated by RICS 29-Sep-2025

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Roxine Foster
07834 626024
rfoster@lsh.co.uk

Olly Wills
07354 810761
OWills@lsh.co.uk