



Ground Floor Restaurant/ F&B Opportunity

Units 5-6, The Watershed, Bristol BS1 5UH



Rental
£97,750 pa excl



Size
3,555 sq ft



Location
The property is situated in a prime restaurant/F&B location in The Watershed complex adjacent to Mackenzies Restaurant/Bar and Stable Restaurant/Bar and close to U&V sheds



Planning
Class E of the Town & Country Planning (Use Classes) Order 2020

Get more information

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Location

Bristol is the fifth largest conurbation in the UK and capital of the south-west of England. The city has an estimated population of 465,900 people (mid-2020) and a larger urban zone with an estimated 670,300 residents. It is one of the UK's fastest growing cities economically forecast to grow 2.3% per annum, with a diverse employment base and higher proportion of working age people than the national average.

The city benefits from two outstanding universities, The University of Bristol and the University of the West of England, with student numbers increasing by approximately 20% over the last 5 years and with one of the highest retention rates in the UK of circa 39% of students planning to stay in the city post-graduation (in 2021).

The property is situated in The Watershed, part of the primary water facing leisure location in the city. It is a mixed use location and destination in its own right for Bristol's bar, restaurant and nightclub goers. The Watershed is a cultural centre, incorporating not only arts, cinema, but a selection of restaurants, bars, cafes and workspace.

Adjacent to The Watershed are the U&V sheds, whose tenants include BSB, Za Za Bazaar, The Ritorno Lounge, Wetherspoons and Coyote Ugly. To the rear of V Shed is Millennium Square and Cannons House, whose retail/leisure offer includes Ibis Hotel, Lane 7, Tesco Express, Pizza Express, Slug & Lettuce and Costa Coffee. To the rear of Millennium Square is Cannons Wharf, the former HQ of Lloyds Banking Group, which will be refurbished to provide up to 200,000 sq ft of offices and retail/F&B.

Accommodation

The premises are arranged on ground floor only comprising approximately **3,555 sq ft (330 sq m) GIA**.

There is the potential for external seating in the walkway outside the premises similar to that of the adjoining occupiers.

Tenure

The premises are available on a new lease for a term of up to 10 years, subject to a rent review to OMV after 5 years on effectively full repairing and insuring terms by way of service charge. The lease will be excluded from the Security of Tenure Provisions of 1954 Landlord and Tenant Act Part II.

Rental

Rental offers are invited in the region of £97,750 per annum, exclusive.

Service Charge

The current service charge estimate for the 2026/27 year is £23,611.

Planning

The premises fall within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Business Rates

We understand that the property is currently assessed as follows:

Rateable Value:	£54,000
UBR (2026/27)	0.43

Interested parties may benefit from rates relief if applicable and should carry out their own investigations.

EPC

An EPC has been requested and will be available on request.

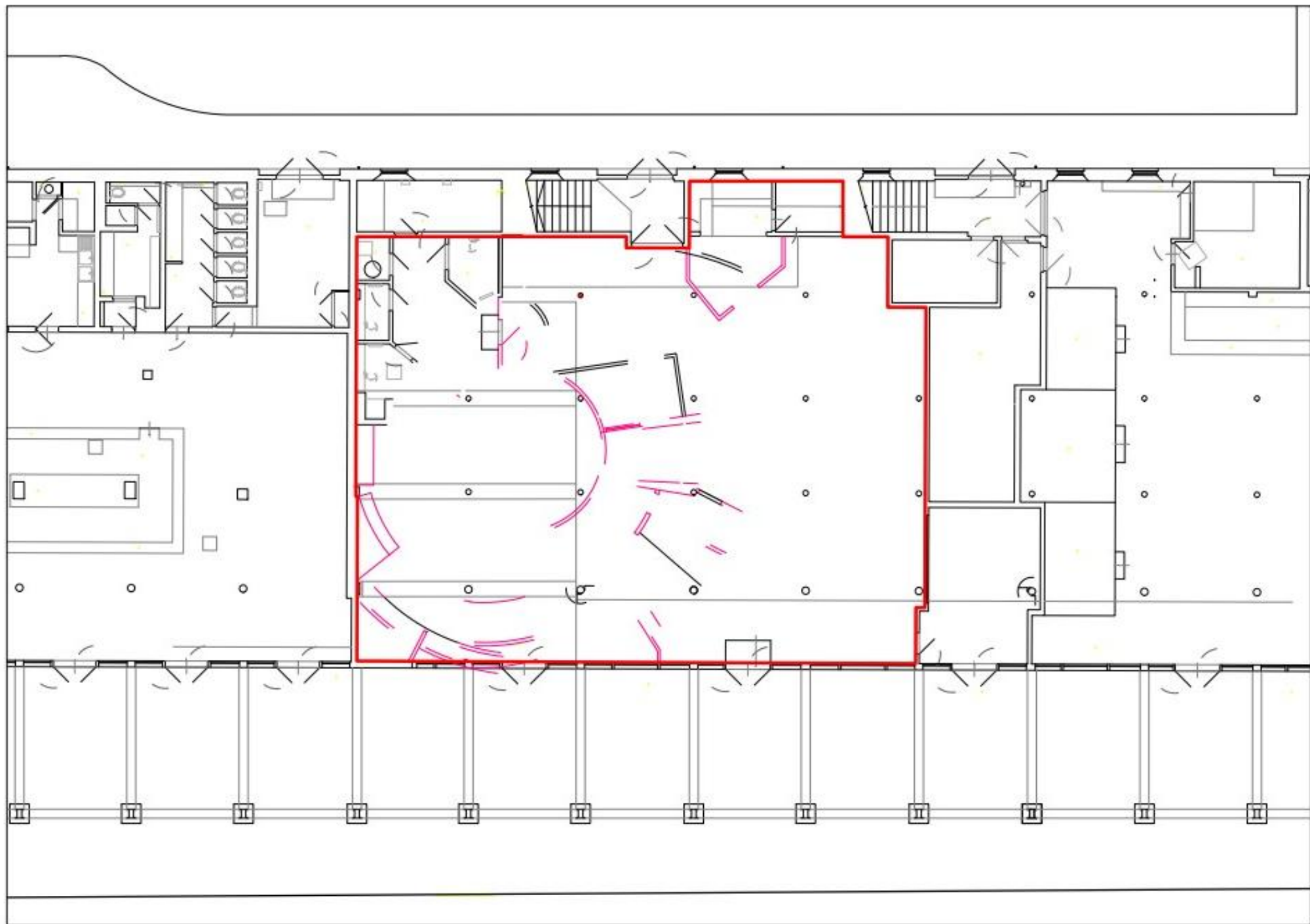
Legal Costs

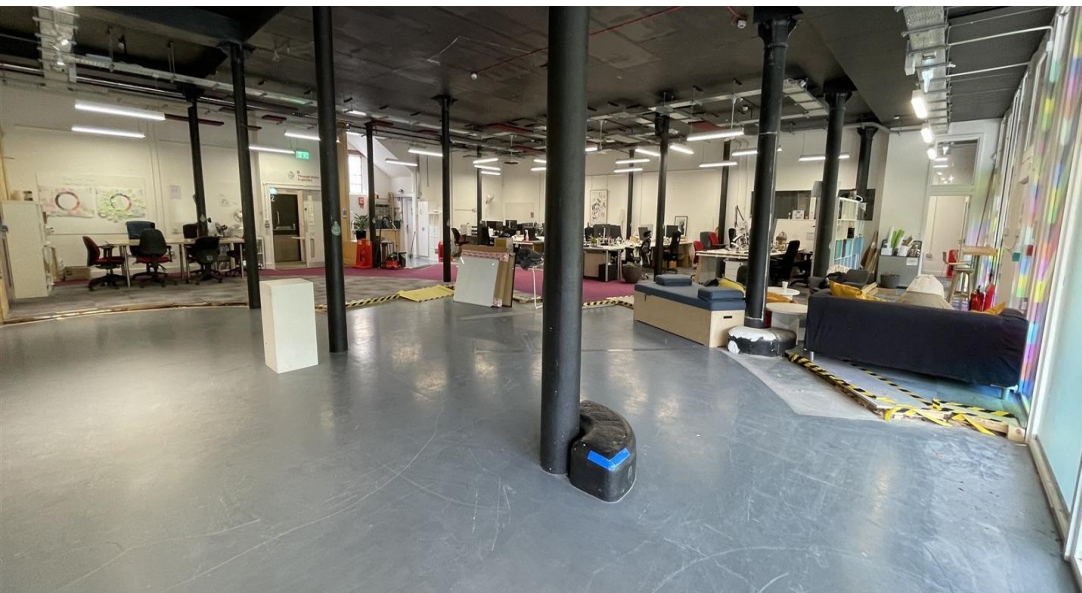
Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

VAT if applicable will be charged at the standard rate.

Subject to Contract







Key

1. V Shed – Coyote Ugly, Wetherspoons & Ritorno Lounge
2. U Shed – Za Za Bazaar & BSB bar
3. Mackenzies
4. Stable
5. The Watershed
6. Aquarium
7. We The Curious
8. Royal Marriott Hotel
9. Canons Wharf – 18,000 sq ft of Retail and F&B
10. Canons Yard – IBIS, Jamaya, Pizza Express, Lane 7, Pure Gym, Slug & Lettuce, Costa Coffee, etc.,
11. Bristol Cathedral
12. Arnolfini
13. The Bristol Hotel

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To find out more Contact:

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