



Unit 1 McArthur's Yard, Gas Ferry Road, Bristol BS1 6UN

**TO LET**

**Waterfront Commercial Unit**

**3,750 Sq Ft  
(348 Sq M)**

# Unit 1 McArthur's Yard, Gas Ferry Road, Bristol BS1 6UN

## DESCRIPTION

Unit 1, McArthur's Yard offers an exceptional 3,750 sq ft space ideal for a café, restaurant, retail or office located beneath Bristol's newest waterfront residential development. Delivered in shell and core condition, the unit provides a blank canvas for occupiers to craft a distinctive and bespoke environment. Boasting prominent street frontage and a prime position within a high-footfall area, it presents a rare opportunity to establish a vibrant hospitality destination in one of the city's dynamic neighbourhoods.

- ✓ 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
<b>Total</b>	<b>3,750</b>	<b>348</b>

## 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

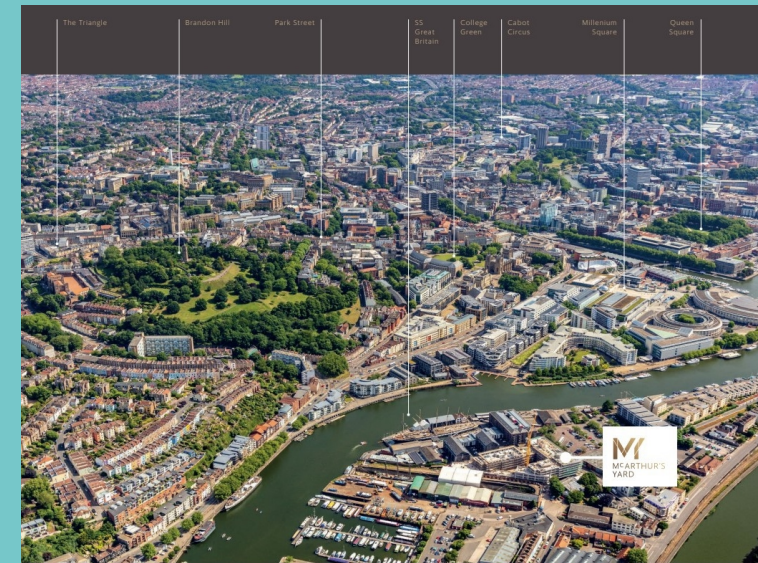
For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## 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:

**Lambert  
Smith  
Hampton**

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