

PRELIMINARY DETAILS

Redcliff Quarter, Bristol

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PROPERTY CONSULTANTS



**PROMINENT GROUND
FLOOR COMMERCIAL
UNITS IN NEW MIXED
USE DEVELOPMENT
TO LET / MAY SELL**

**Redcliff Quarter
Bristol
BS1 6WL**

**1,023 – 4,478 sq ft
(95 – 416.1 sq m) GIA**



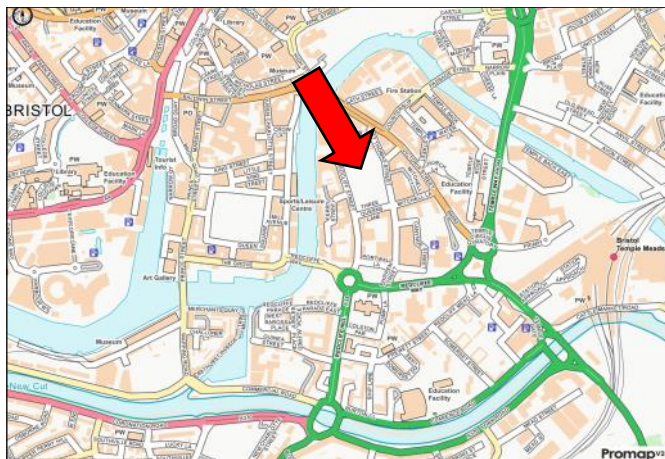
Redcliff Quarter, Bristol, BS1 6WL

Location

Redcliff Quarter is situated within the heart of Bristol City Centre, approximately 0.4 miles from Temple Meads Station. The 2.5-acre site is bordered by Redcliff Street and St Thomas Street.

The latest phases of the development include two new seven and eight storey blocks of 246 residential apartments which front onto the new pedestrian link, Cross Street, which runs from Redcliff Street across to St Thomas Street.

The wider Redcliff Quarter development also includes plans for a 240-bed new build hotel and over 450 new homes bringing an estimated 800 additional people living and working in the immediate area.



Description

The available accommodation comprise seven ground floor commercial units of varying sizes. The units are finished to a developers shell and core specification and will be fitted with fully glazed shop fronts.

The smaller units within Phase 1 benefit from frontage on to Redcliff Street or St Thomas Street.

The units within Phase 2 have frontage onto the newly created Cross Street and benefit from double height and mezzanine levels to part.

Accommodation

All measurements are approximate Gross Internal Areas.

Block A	Sq ft	Sq m
Phase 1		
Unit 1 (Braid House)	1,468	136.4
Phase 2		
Unit 1	4,478	416.1
Unit 2	3,473	322.6
Block B		
Phase 1		
Unit 2 (Kiln House)	1,023	95
Unit 3 (Kiln House)	1,063	98.7
Phase 2		
Unit 3	2,485	230.8
Unit 4	2,229	207.1

Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations.

Any occupier must satisfy themselves independently as to the state and condition of such items.

Planning

We understand that the accommodation currently benefits from the following planning consent;
Braid House/Kiln House – Use Classes A1 and A3.
Block A – Phase 2 – Use Classes A3, A4 and A5.
Block B – Phase 2 – Use Classes A1 – A3.

Our clients are in the process of obtaining Class E consent for all units.

All interested parties should make their own enquiries to the Planning Department of Bristol City Council, Tel: 0117 922 3000.

Lease

The units are offered by way of a new full repairing and insuring lease for a term of years to be agreed.

Consideration will be given to the sale of the long leasehold interest.

Quoting Rent/Price

On application.

Legal Costs

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

Business Rates

The units have not yet been assessed for business rates.

Interested parties should make their own enquiries to Bristol City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.
www.voa.gov.uk.

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References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlords' discretion.

Energy Performance Certificate

The units will be assessed once the glazing has been installed.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, evidence of identity and source of funding will be required from the successful purchaser/tenant prior to instructing solicitors.

The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price.

We recommend that the prospective tenants/purchasers establish the implications before entering in to any agreement.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA.

A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

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