

CITY CENTRE LEISURE UNIT TO LET

# UNIT 2B THE PROGRAMME

All Saints Street, Bristol BS1 2LZ



## Key Highlights

- City Centre Location
- Established leisure / F&B Pitch
- 4,210 sq ft
- Subject to Vacant Possession

SAVILLS BRISTOL  
Embassy House, Queens Avenue

**0117 910 2200**

[savills.co.uk](http://savills.co.uk)

**savills**



## SITUATION

Bristol is the largest City in the South West with a population of over 450,000 people. The City has over 70,000 students enrolled at its two Universities. The premises is well positioned between the City's retail and leisure core, surrounded by office workers, music venues, open market residential and student accommodation. Nearby occupiers include Hotpod Yoga, The Lanes, Rough Trade, Roxy Lanes, Odeon and Lidl. A 271 space NCP car park is located opposite.

## SPECIFICATION

To be agreed.

## ACCOMMODATION

FLOOR AREA	SQ FT	SQ M
Ground Floor	4,210	391.1
<b>TOTAL</b>	<b>4,210</b>	<b>391.1</b>

There is potential to offer Ground Floor Sales of c. 6,500 sq ft (subject to vacant possession). Further information is available upon request.

## TERMS

The premises are available by way of a new effectively Full Repairing & Insuring Lease on terms to be agreed.

## QUOTING RENT

£65,000 pax.

## SERVICE CHARGE

The Service Charge for the year ending 31<sup>st</sup> December 2025 is £10,813 per annum.

## RATEABLE VALUE

£38,000.

## COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## EPC

B (38).

SAVILLS BRISTOL  
Embassy House, Queens Avenue

**0117 910 2200**

[savills.co.uk](http://savills.co.uk)

**savills**



## VIEWINGS

Strictly by prior appointment with the appointed Letting Agents.

## CONTACTS

For further information  
please contact:

**sebastian Collins**

sebastian.collins@savills.com  
07800 912 541

**Anthony Walker, Arc Retail & Leisure**

anthony@arcetail.co.uk  
07496 519 790

## IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.  
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Designed and produced by Savills Marketing: 020 7499 8644 | 03.07.2025

