



4-6 Victoria Street

Bristol, BS1 6BN

**Former café within an
attractive period building**

1,094 sq ft

(101.64 sq m)

- Good footfall
- Period features
- Close to Bristol Bridge, Finzels Reach and the Fire Station redevelopment
- Former café with some infrastructure remaining

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Summary

Available Size	1,094 sq ft
Rent	£22,500 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Location

The unit sits at the busier end of Victoria Street close to Bristol Bridge, and with the newly established Finzel's Reach directly behind. It is on the established route between Temple Meads and the Centre, with a good density of offices, hotels and residential accommodation in the area.

Description

The unit is an attractive period building in a terrace at the city end of Victoria Street, with basement and mezzanine areas included.

Accommodation

Name	Sq ft	Sq m	Availability
Basement	823.44	76.50	Available
Ground	1,094.37	101.67	Available
1st - Balcony / Mezzanine	225.07	20.91	Available

Tenure

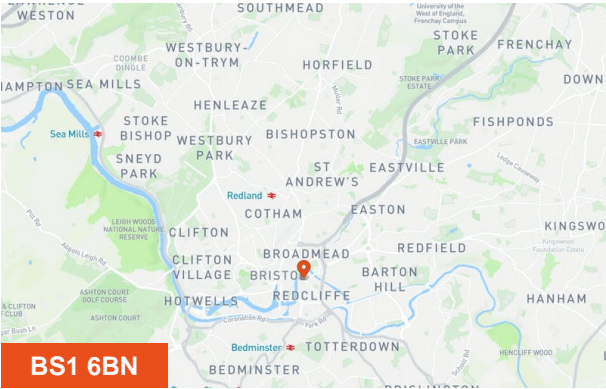
The property is available on a new effectively full repairing and insuring lease for a term of years to be agreed.

Legal Costs

Each party is responsible for their own legal costs incurred in this transaction.

Viewing

For further information or to arrange a viewing, please contact the above.



Viewing & Further Information

James Woodard

0117 946 4502 | 07753 302236
james.woodard@htc.uk.com

Molly Dibble

0117 946 4569 | 07549 120664
molly.dibble@htc.uk.com



50 metres

Experian Goad Plan Created: 22/04/2021
Created By: Hartnell Taylor Cook LLP



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