

# TWO

MITCHELL LANE BS1 6BU

## IN WITH THE CROWD

To Let – 8,550 sq ft  
Retail / Leisure / Office Space

Situated beneath a 151 bed  
Travelodge Hotel in a prime  
Bristol location

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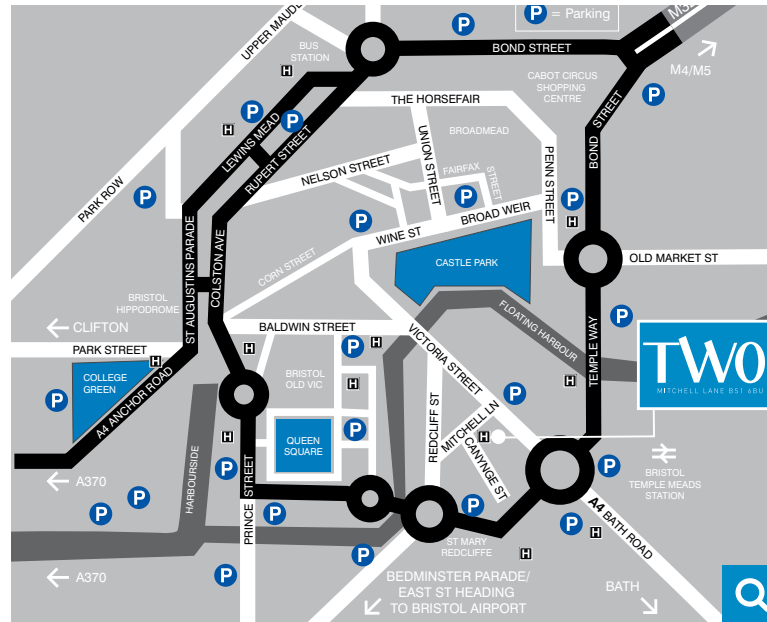




# IN GOOD COMPANY

Two Mitchell Lane is conveniently located in Bristol city centre, just off the core Victoria Street office quarter and a short walk to both Temple Meads Station, Broadmead and Cabot Circus. Above is a 151 Travelodge hotel.

Directly opposite is the £180m, 600,000 sq ft Redcliff Quarter development, which is now on site and will feature a 185 bed Radisson Red hotel with rooftop restaurant, 15,000 sq ft of new office accommodation, 317 new homes and ground floor retail and restaurant accommodation.



- |                           |                                  |
|---------------------------|----------------------------------|
| 1. Waterfront             | 11. Broadmead Shopping Centre    |
| 2. Queen Square           | 12. Bristol Bus Station          |
| 3. Redcliff Village       | 13. Cabot Circus Shopping Centre |
| 4. Portwall Lane Car Park | 14. Novotel Bristol Hotel        |
| 5. Hilton Double Tree     | 15. Hilton Garden Inn            |
| 6. Portwall Lane          | 16. Temple Quay                  |
| 7. Friska                 | 17. Temple Meads                 |
| 8. Tesco Express          |                                  |
| 9. Finzels Reach          |                                  |
| 10. Castle Park           |                                  |

## DESCRIPTION

The available accommodation is located on the ground floor, with a **8,550 sq ft (794.3 sq m)** gross internal area.

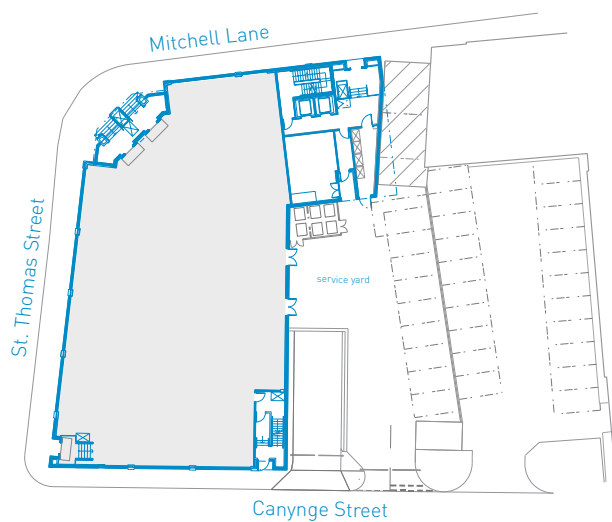
The accommodation has been constructed to a shell & core finish including concrete screed floors, painted block walls with suspended lighting and capped off services for kitchen and WCs.

The unit lends itself to a number of potential uses, including retail, leisure, office or health.

Splits of the unit will be considered.



CGI Elevation



Ground Floor Plan





## TENURE

Available on a new full repairing and insuring lease, direct from the Landlord, on terms to be agreed.

## VAT

VAT will be applicable at the prevailing rate to all costs, unless otherwise stated.

## RATES

To be assessed. All parties are advised to contact the Local Rating Authority to verify the exact rates payable.

## RENT

Upon Application.

## PLANNING

The ground floor of Two Mitchell Lane benefits from A1, A2, A3, A4, B1, D1 and D2 consent. All parties are advised to contact the Local Planning Authority to verify the planning use required for their business operation.

## LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.



James Woodard  
james.woodard@htc.uk.com  
0117 973 2502



Retail property expertise

Craig Cawthorne  
craig@fawcettmead.co.uk  
0117 946 4502

IMPORTANT: These Particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. February 2017.  
www.kubiakcreative.com 162274 02-17

