

UNIT 4 THE VENUE

Cribbs Causeway, Bristol, BS10 7SR



- The Venue forms the dedicated leisure provision for Cribbs Causeway, serving a catchment of 5.4 million residents
- Located approximately 6 miles north of Bristol
- Cribbs Causeway is at the centre of one of the UK's fastest growing areas, with 5,700 new homes, 50 hectares of new employment land, schools and transport infrastructure being delivered by 2027. A 19,000 capacity indoor arena is planned to open in 2025, located in the Brabazon Hangars.
- 880 free car parking spaces, in addition to the 7,000 space free car park located at The Mall Shopping Centre.
- The available unit comprises 4,525 Sq Ft across the ground floor with external seating available. Potential to split to provide two units of c.2,000 sq ft.
- Neighbouring occupiers include Hollywood Bowl, VUE, Nandos, Las Iguanas, TGI's and Planet Ice Rink.

SAVILLS Bristol
Embassy House
Bristol BS8 1SB

Description

The Venue is anchored by a 12 screen and 2,450 seat Vue multiplex Cinema and a 26 lane Hollywood Bowl, with the recent addition of Mr Mulligans Crazy Golf. Restaurants on the scheme include Pizza Express, Las Iguanas, Bella Italia, TGI Fridays, Frankie & Benny's and Nando's. Drive thru's at the edge of the scheme include Burger King, KFC and Costa Coffee.

Location

Adjacent to Junction 17 of the M5 and within close vicinity of the M4 and M5 interchange, The Venue is well located on Merlin Way, situated opposite the 150 store 'The Mall' regional shopping centre.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	4,525	420.39

Terms

The premises are available on a new effectively full repairing and insuring lease, by way of a service charge, for a term of years to be agreed, subject to an upward only rent review at the expiry of each 5th year of the term.

Rent

£130,000 pax

Service Charge

The annual service charge contribution for the year is £10,189.

Costs

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

EPC

D (78)

Viewings

Strictly by prior arrangement with the appointed letting agent, Savills.

Business Rates

Rates payable: £68,608 per annum

(based upon Rateable Value: £134,000)

Contact

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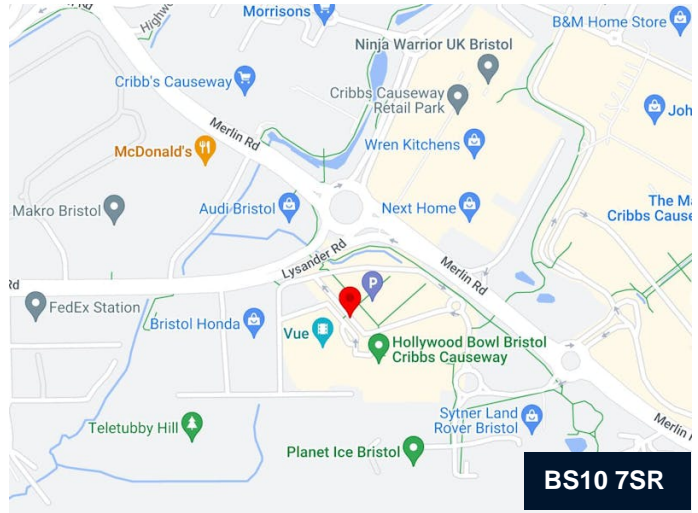
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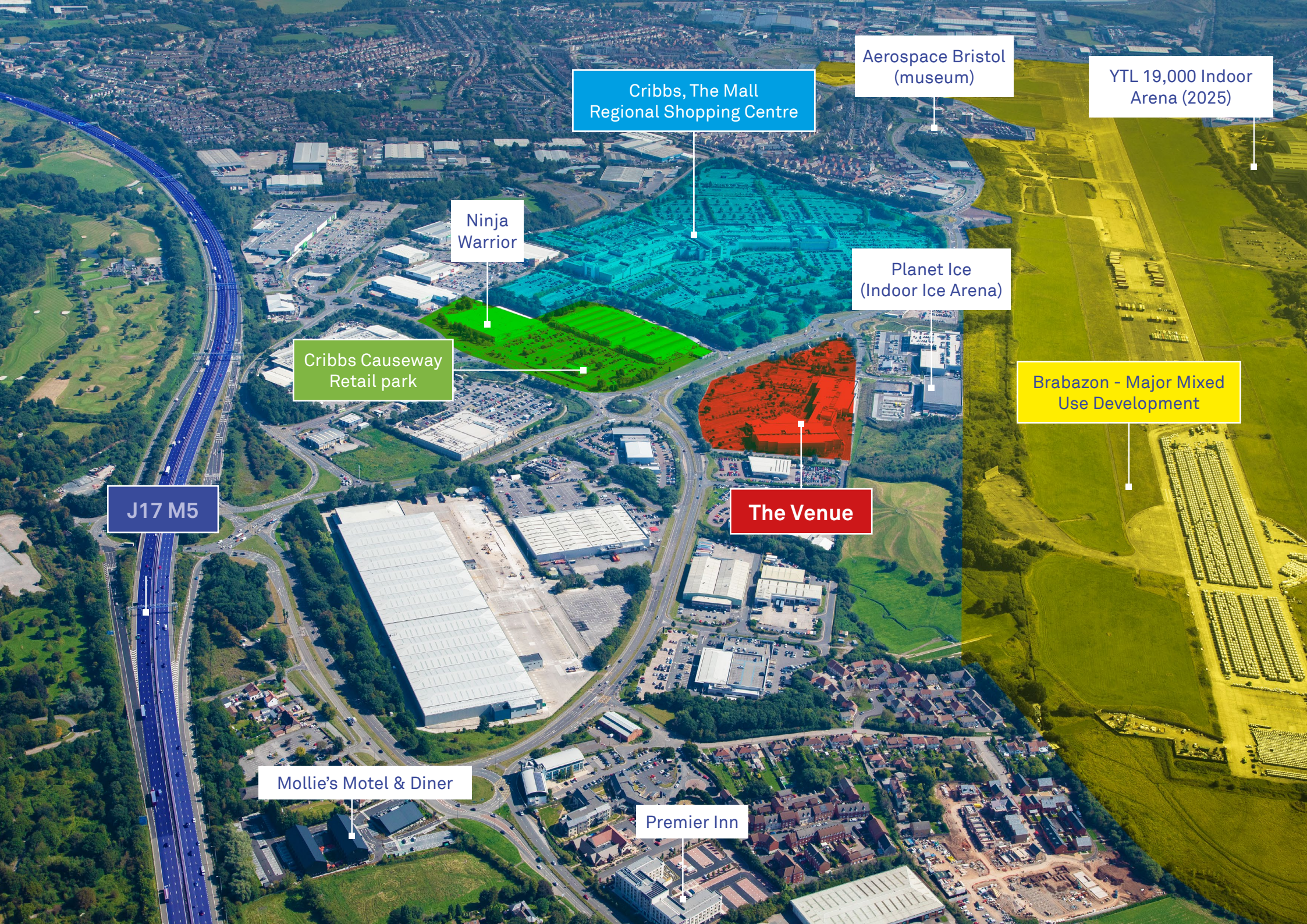
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Cribbs, The Mall
Regional Shopping Centre

Aerospace Bristol
(museum)

YTL 19,000 Indoor
Arena (2025)

Ninja
Warrior

Planet Ice
(Indoor Ice Arena)

Cribbs Causeway
Retail park

Brabazon - Major Mixed
Use Development

J17 M5

The Venue

Mollie's Motel & Diner

Premier Inn



50 metres

Experian Goad Plan Created: 29/06/2023
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