



THE GENERAL

BRISTOL

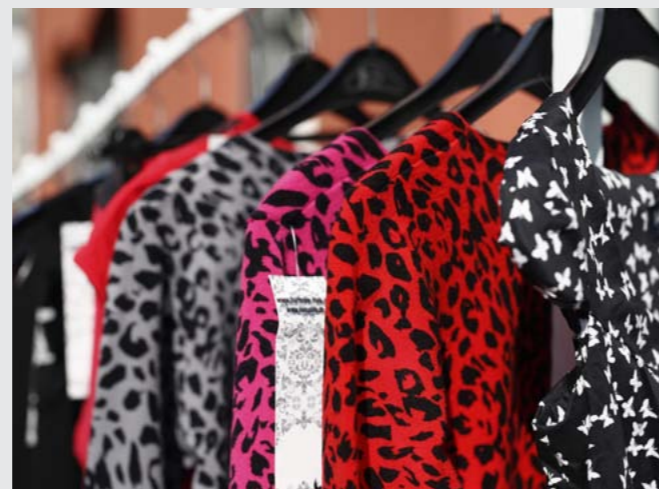
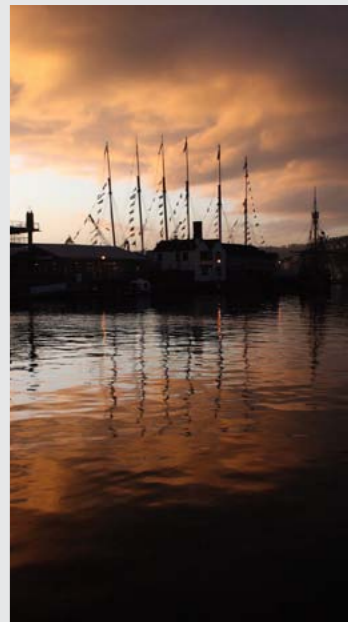
RETAIL & LEISURE OPPORTUNITIES AT THE GENERAL
MORE THAN JUST A BUILDING | COMING SOON

The General

Guinea Street | Bristol BS1 6SY

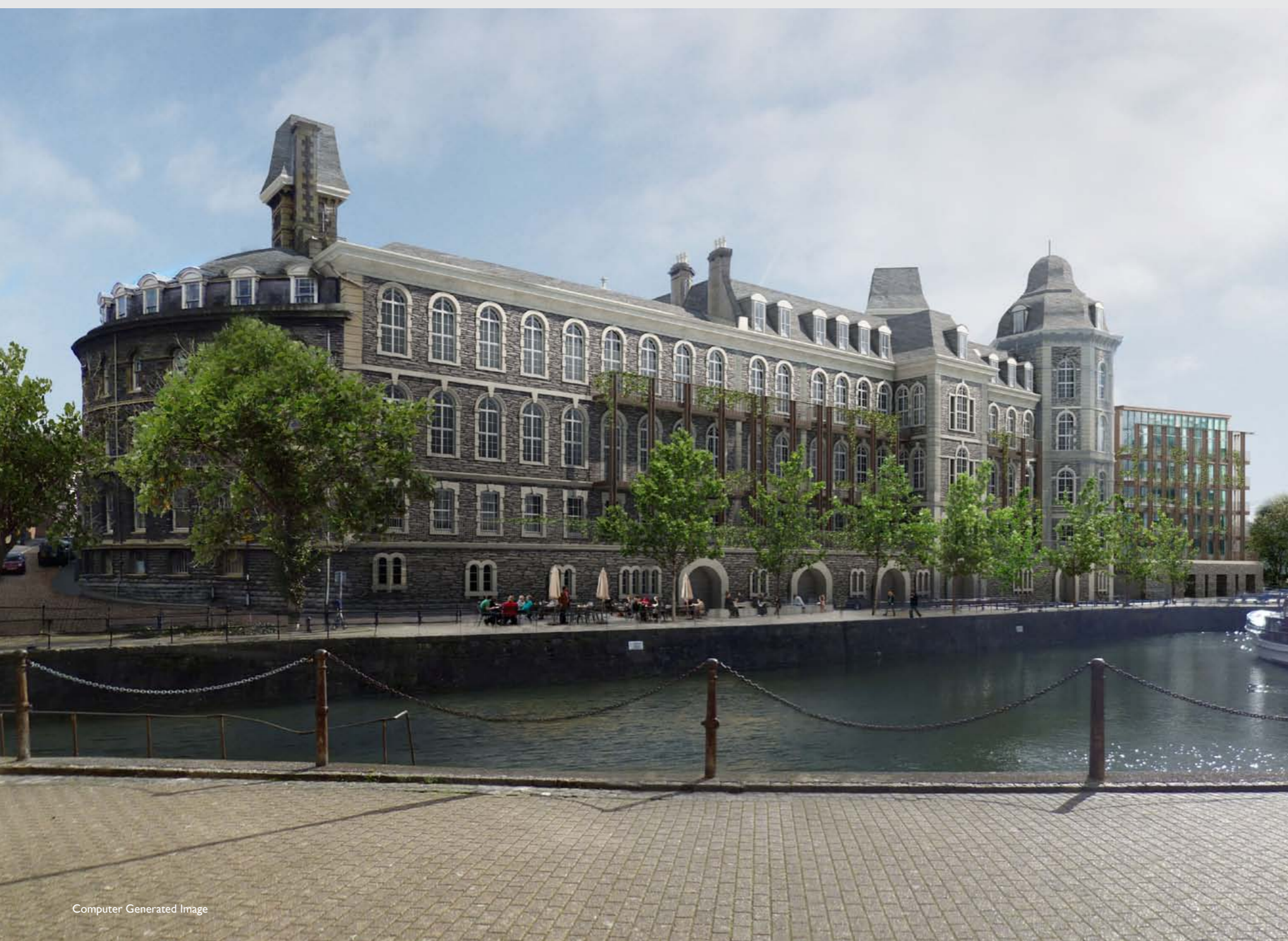
RETAIL & LEISURE OPPORTUNITIES AT THE GENERAL
MORE THAN JUST A BUILDING | COMING SOON

- Restaurant, bar and leisure opportunities in one of Bristol's most exclusive developments
- Prominent and picturesque location with waterside views
- Forms part of a large mixed use development comprising 205 residential units



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Computer Generated Image

Executive Summary

- Commercial units available with attractive waterside views
- Period buildings, packed full of character and charm
- Outside seating (subject to Local Authority Licence)
- Units between 571 sq ft – 6,000 sq ft combined
- Forms part of a prestigious mixed use residential scheme comprising 205 residential apartments (no affordable housing).



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Description

Bristol General Hospital dates back from the early 1830's. The hospital fully opened in 1858 and was an extremely grand building, which served the local community on this site for the next 150 years until it became surplus to the NHS' requirements and closed in 2012. City & Country purchased the site and is currently developing a mixed-use scheme comprising 205 luxury residential units, 1430 sq m of commercial floorspace and on-site parking for 173 cars.

The wider site extends to approximately 1.24 hectares (3.06 acres). The site houses a number of landmark listed buildings, which occupy an important site on Bristol's harbourside.



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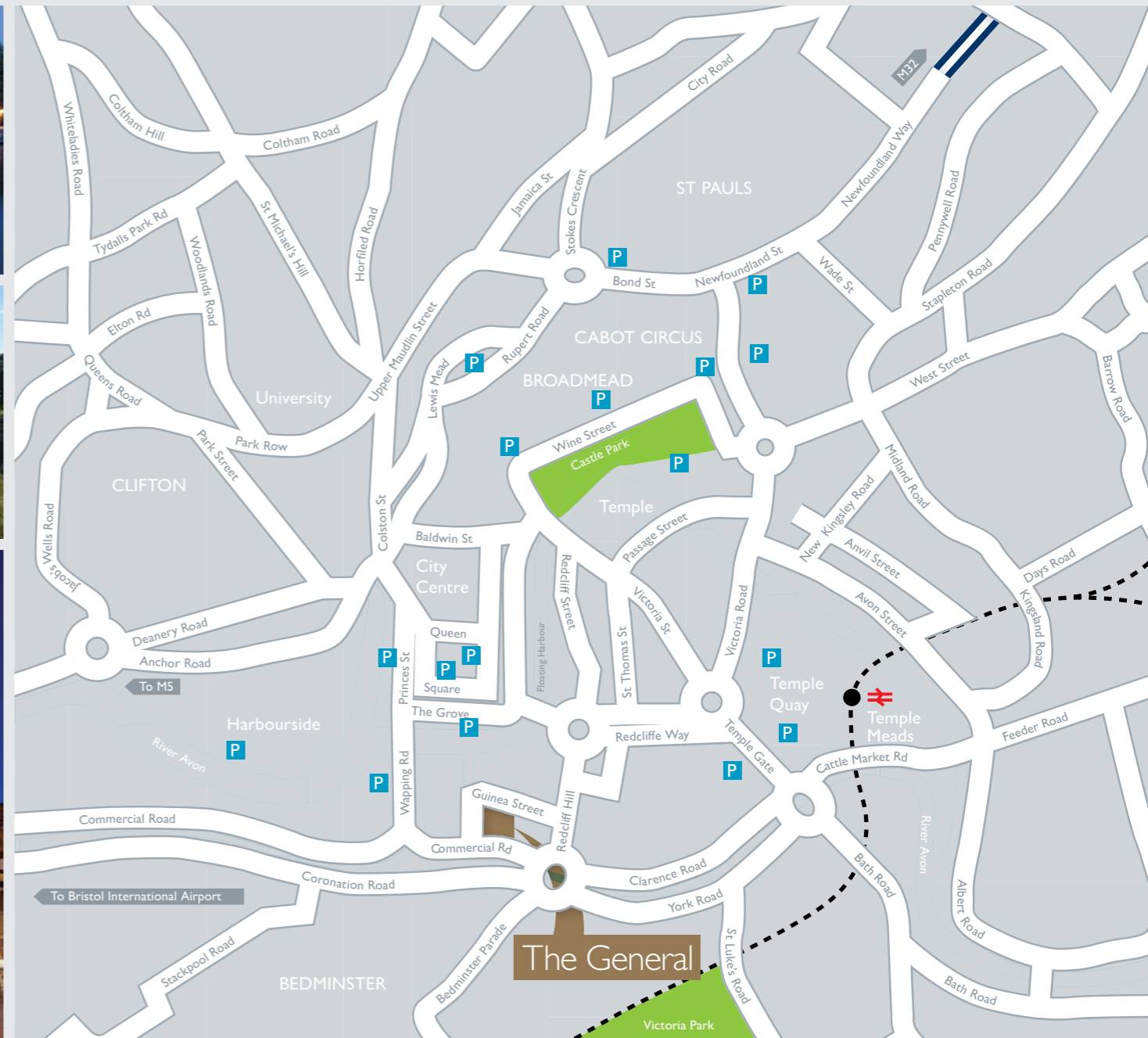
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Location

Bristol is the largest commercial centre in the South West of England. The city ranks amongst the most attractive, successful and culturally prestigious cities in the UK and enjoys a rising profile within Europe and beyond. This is due to the city's world class knowledge based economy in Aerospace, Defence, Engineering, ICT and Electronics, Financial Services, Media, Creative and Environmental industries, and the global reach of its two Universities.

The city benefits from very good strategic road links being located at the intersection of the M4 and M5 motorways. There are 2 main line railway stations, Temple Meads, in the city centre, provides a journey time to London Paddington of 1 hour 40 minutes. Parkway, situated to the north of the city centre provides the fastest journey time to London Paddington of 1 hour 20 minutes. There are plans to electrify the railway between London and Bristol by 2016 which will transform travel on the Great Western line by providing faster, longer and more frequent trains for intercity journeys.

The city also has an international airport which is located 5 miles to the south west of the city centre.



[view aerial photo](#)

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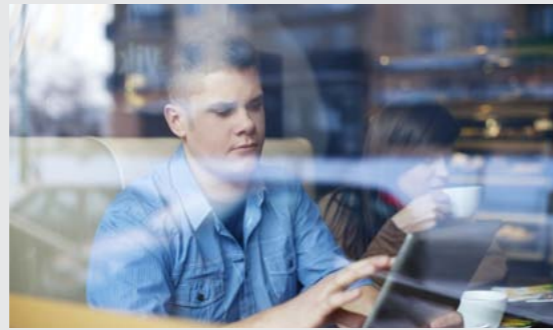
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Site Plan

Bristol General Hospital is situated in a prominent position fronting the Bathurst Basin on the edge of Bristol's Redcliffe district. Redcliffe is a crucial link between the south of Bristol, the city centre and the floating harbour.

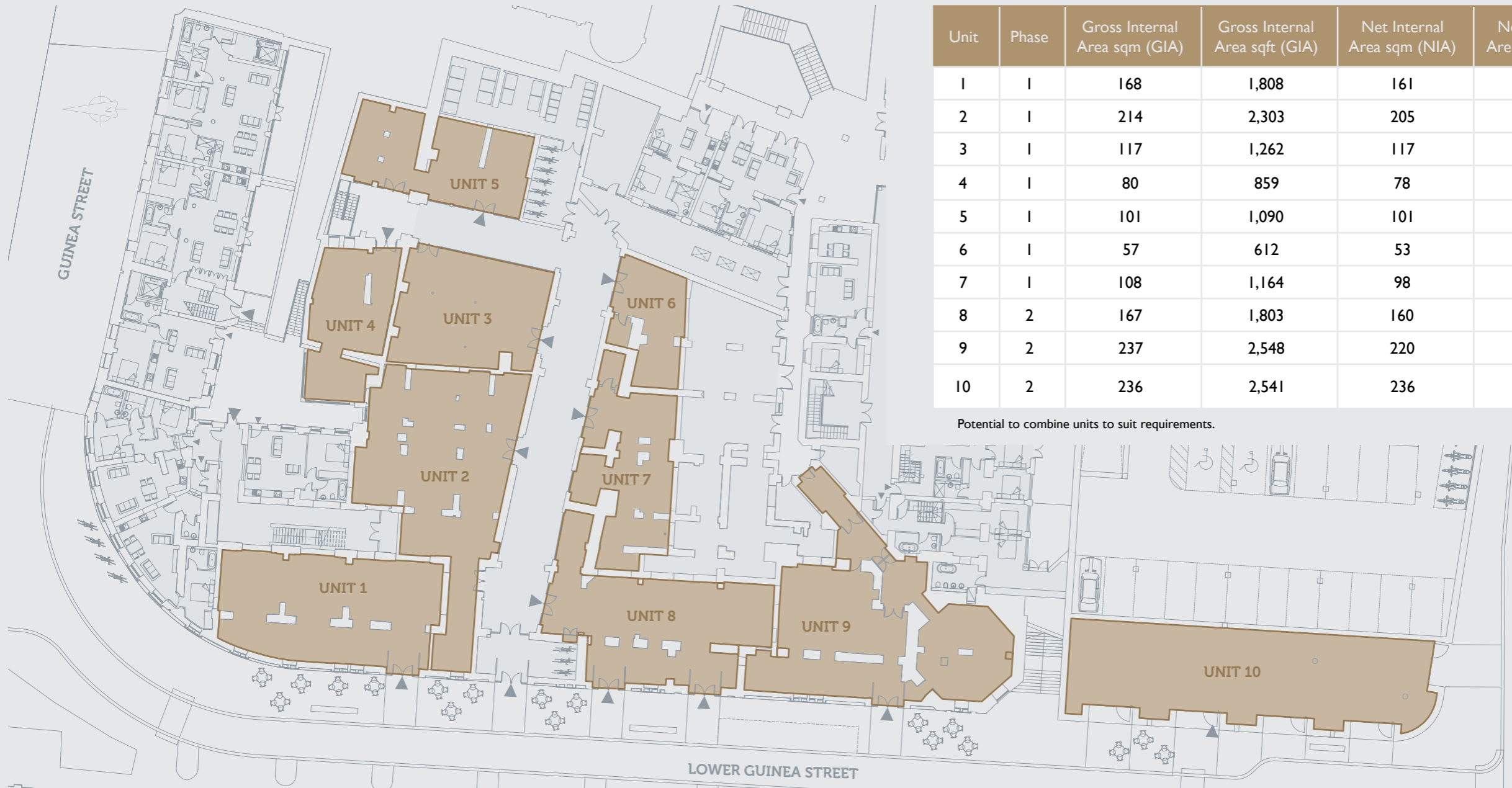
The site is central and well connected to the public transport network with the Harbourside, city centre and Temple Meads Station all within a short walk.



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Commercial Units



Schedule of Areas

Unit	Phase	Gross Internal Area sqm (GIA)	Gross Internal Area sqft (GIA)	Net Internal Area sqm (NIA)	Net Internal Area sqft (NIA)
1	1	168	1,808	161	1,735
2	1	214	2,303	205	2,210
3	1	117	1,262	117	1,262
4	1	80	859	78	844
5	1	101	1,090	101	1,085
6	1	57	612	53	571
7	1	108	1,164	98	1,055
8	2	167	1,803	160	1,724
9	2	237	2,548	220	2,363
10	2	236	2,541	236	2,541

Potential to combine units to suit requirements.

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Developer

CITY & COUNTRY

City & Country is a family owned business which was originally founded in 1962. The Group has always been construction focused, although over the last 50 years has been successfully evolving and embracing change to become a market leading niche developer specialising in working with the very best of Britain's architectural heritage and sensitive landscapes.

Working closely with English Heritage, local authority planners, and their own team of specialist designers and experts, City & Country provides a sympathetic and understanding approach to significant buildings to ensure their survival for the enjoyment of future generations.

The company is skilled in developing and enhancing high profile, sensitive sites which require original thinking in order to plan space and proportions to rejuvenate prestigious historical buildings. The company has a reputation for creating outstanding developments of character and historical importance and is regarded as an award-winning first class developer.

City & Country aim to deliver another award winning development with care, attention to detail and excellent design that creates both immediate and lasting value.

**Further information is available at
www.cityandcountry.co.uk**



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Contact



JONES LANG
LASALLE®

Christopher Robinson

40 Berkeley Square
Bristol, BS8 1HU

+ 44 (0)117 930 5865
chris.robinson@eu.jll.com

Craig Cawthorne

40 Berkeley Square
Bristol, BS8 1HU

+ 44 (0)117 930 5767
craig.cawthorne@eu.jll.com

