

TO LET - HIGH STREET RETAIL

PRIME SHOP ON FLEXI-LEASE

BRISTOL - THE GALLERIES

87/89 Broadmead, Bristol, BS1 3DT



- Bristol is the largest city in the southwest with a population of over 450,000 people.
- The Galleries is situated in the heart of Broadmead and provides more than 300,000 sqft of retail space with 1,000 customer parking spaces.
- Notable retailers in the scheme include Boots, Argos, WHSmith, Post Office, Burger King, Subway, and Poundland.
- The unit fronts Broadmead with return frontage into the scheme.
- Nearby occupiers include Chopstix, F Hinds, Tesco Express, Sainsbury's Local, Three, Lidl, Savers, Greggs, Card Factory, Cotswold Outdoor and Coffee #1.
- Available on a low rent, short-form, and flexible lease.

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savills.co.uk



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Summary

| | |
|-----------------------|--|
| Available Size | 2,517 sq ft |
| Rent | £50,000 per annum Rent includes service charge and insurance, but excludes Business Rates, VAT and utilities used. |
| Rates Payable | £24,950 per annum A tenant may qualify for a 75% discount from the Rates Payable through the Retail, Hospitality and Leisure Relief Scheme. Interested parties should contact the local rating authority to confirm their likely liability. |
| Rateable Value | £50,000 |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | Upon enquiry |

Location

The premises are located on Broadmead with return frontage within the Galleries Shopping Centre. Notable brands trading in the vicinity include **Chopstix**, and **Tesco Express**.

Accommodation

The premises are presented in a part-fitted condition as shown in the photos, and arranged to provide retail space with ancillary accommodation to the rear, comprising the following approximate internal floor area:

| Name | sq ft | sq m |
|-----------------------------------|--------------|---------------|
| Ground - Retail Sales / Ancillary | 2,517 | 233.84 |
| Total | 2,517 | 233.84 |

Rent

£50,000 per annum excluding VAT, Business Rates, and utilities used.

Terms

The premises are immediately available on a short-format lease, with both landlord and tenant break options to be agreed.

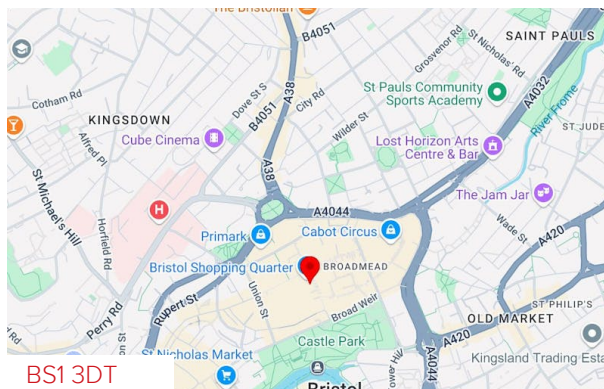
The tenant will be asked to lodge a rent deposit of £3,500 +VAT upon taking occupation.

Legal costs

The tenant will not be asked to pay any of the landlord's professional costs but will be expected to pay its own costs incurred in the transaction.

Viewings

Please contact the leasing agents to discuss your business plan and arrange a viewing.



Viewing & Further Information

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