

BRISTOL - THE GALLERIES

CG11 Castle Gallery, Bristol, BS1 3XE



- Bristol is the largest city in the southwest with a population of over 450,000 people.
- The Galleries shopping centre 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, WH Smith, Post Office, and Poundland.
- Situated inside on the corner of the busy Castle Park entrance, adjacent to **Greggs**, Grape Tree, and **Argos**.
- Part fitted former retail shop available on new lease, subject to vacant possession. This unit is now available to hand over "as is" in Q1 2023, on a short term and flexible lease.

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Summary

Available Size	1,000 sq ft
Rent	£1,000 per month Includes service charge and insurance, excluding all other costs
Rates Payable	£663.25 per month RV effective 1st April 2023. 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	£15,950
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (45)

Location

This unit is located on the upper level of the scheme, at the head of the escalators, surrounded by a mix of regional and national occupiers.

Accommodation

The premises are arranged to provide open plan retail with staff accommodation to the rear and a remote storage unit, providing the following approximate internal floor areas:

Name	sq ft	sq m
Ground - Retail	552	51.28
Basement - Remote Storage	448	41.62
Total	1,000	92.90

Rent

£1,000 per calendar month excluding VAT, Business Rates, and electricity used.

Terms

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

The tenant will be asked to lodge a rent deposit of £2,500 + VAT upon taking occupation.

EPC

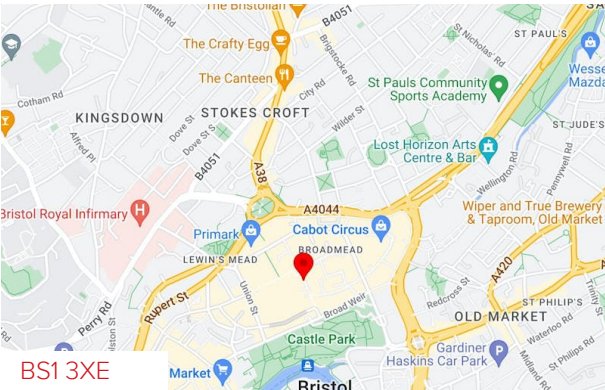
B (45)

Costs

The tenant will not be asked to pay any of the landlord's professional costs but will be expected to pay it's 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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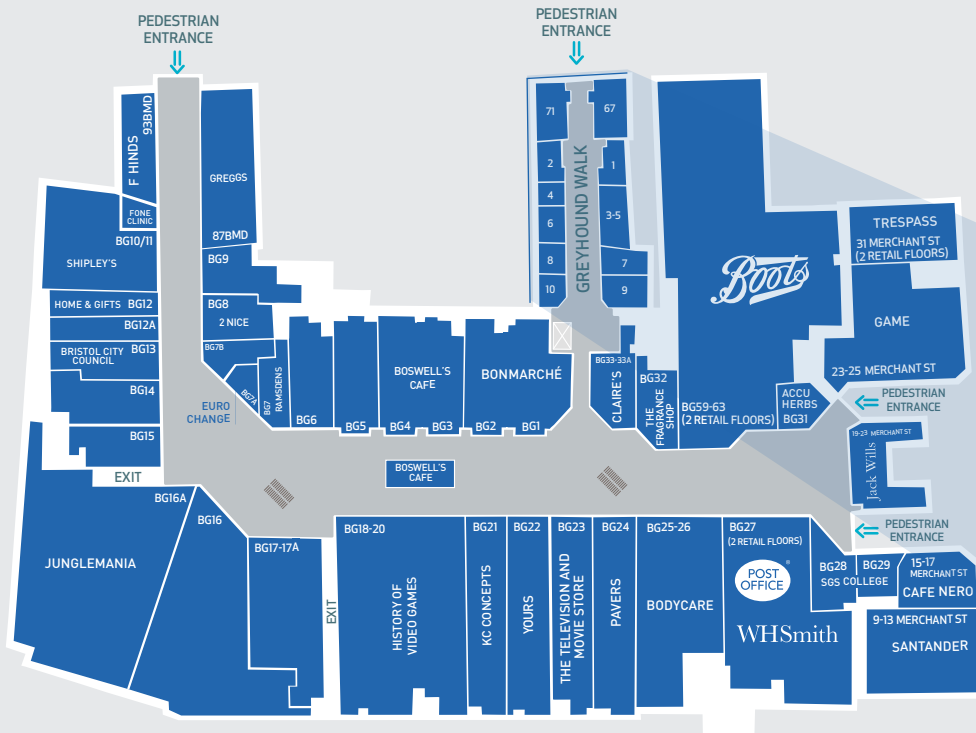
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the galleries

GROUND FLOOR
BROADMEAD GALLERY



LEVEL I
UNION GALLERY



LEVEL 2
CASTLE GALLERY

