

TO LET - SHOPPING CENTRE

LARGE SHOP ON FLEXI-LEASE

BRISTOL - THE GALLERIES

CG22-23 Castle Gallery, Bristol, BS1 3XE



- 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 shop is located on the busy top level of the scheme, close to the pedestrian link to the scheme car park.
- Notable occupiers trading on this level include Poundland, Argos, Greggs and Savers.
- Available on a low rent, short-form, and flexible lease.

SAVILLS Bristol
Embassy House
Bristol BS8 1SB

savills.co.uk



BRISTOL - The Galleries, CG22-23 Castle Gallery, Bristol, BS1 3XE

Summary

Available Size	4,063 sq ft
Rent	£2,950 per month Rent includes service charge and insurance, but excludes Business Rates, VAT and utilities used.
Rates Payable	£1,954.42 per month 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	£47,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (115)

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	4,063	377.47
Total	4,063	377.47

Location

The premises are prominently located on the upper level of this shopping centre, close to Poundland and on the main pedestrian run leading to the popular shoppers' car park. Notable brands trading in the vicinity include **Robert Dyas**, and **Grape Tree**.

EPC

E (115)

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.

Rent

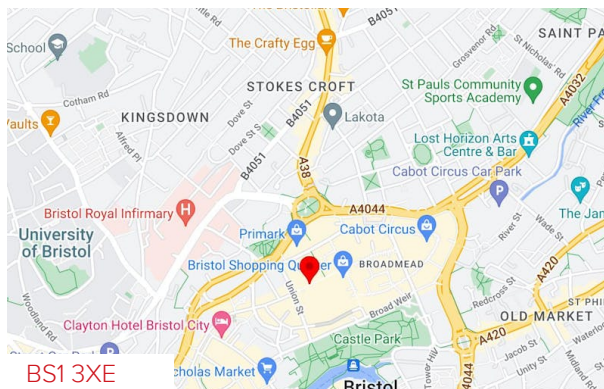
£2,950 per calendar month excluding VAT, Business Rates, and utilities used.

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

Robert Palmer

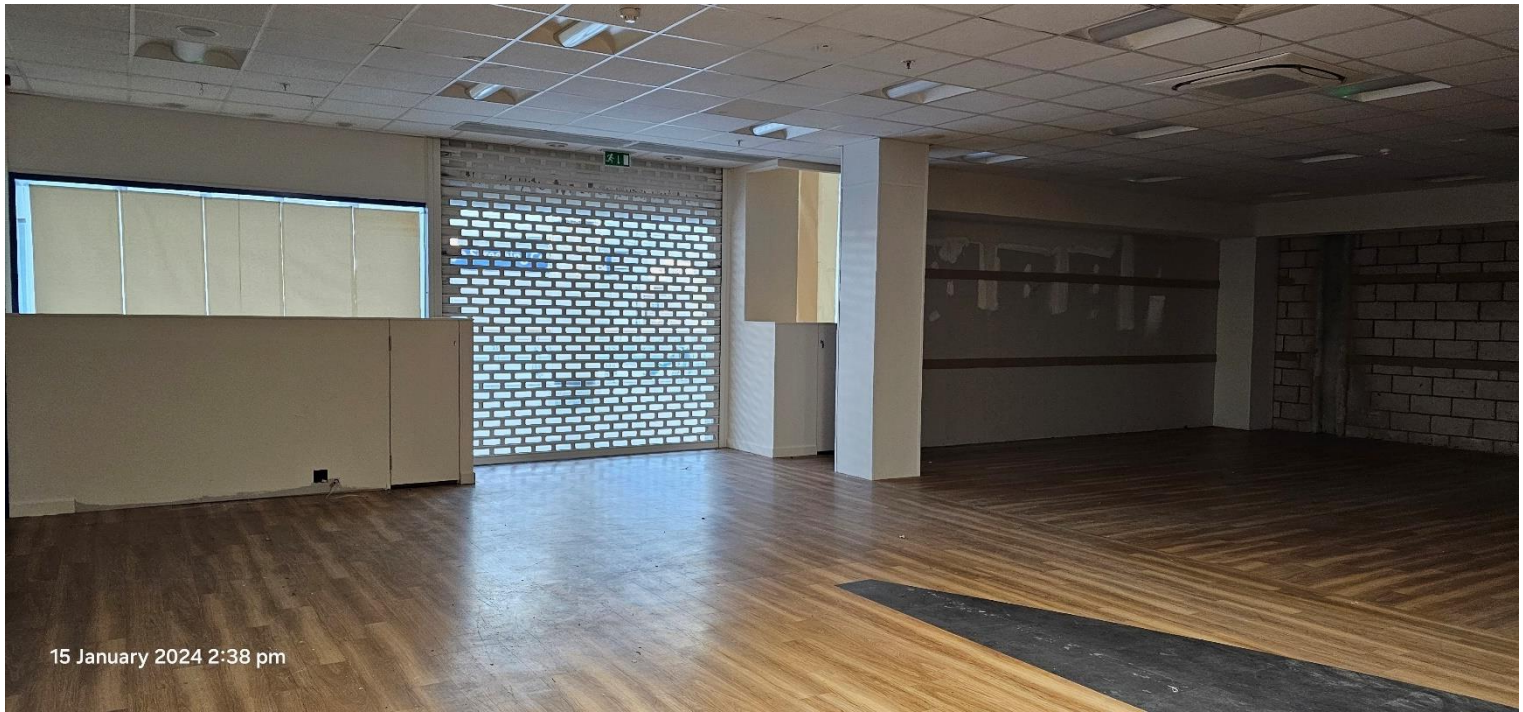
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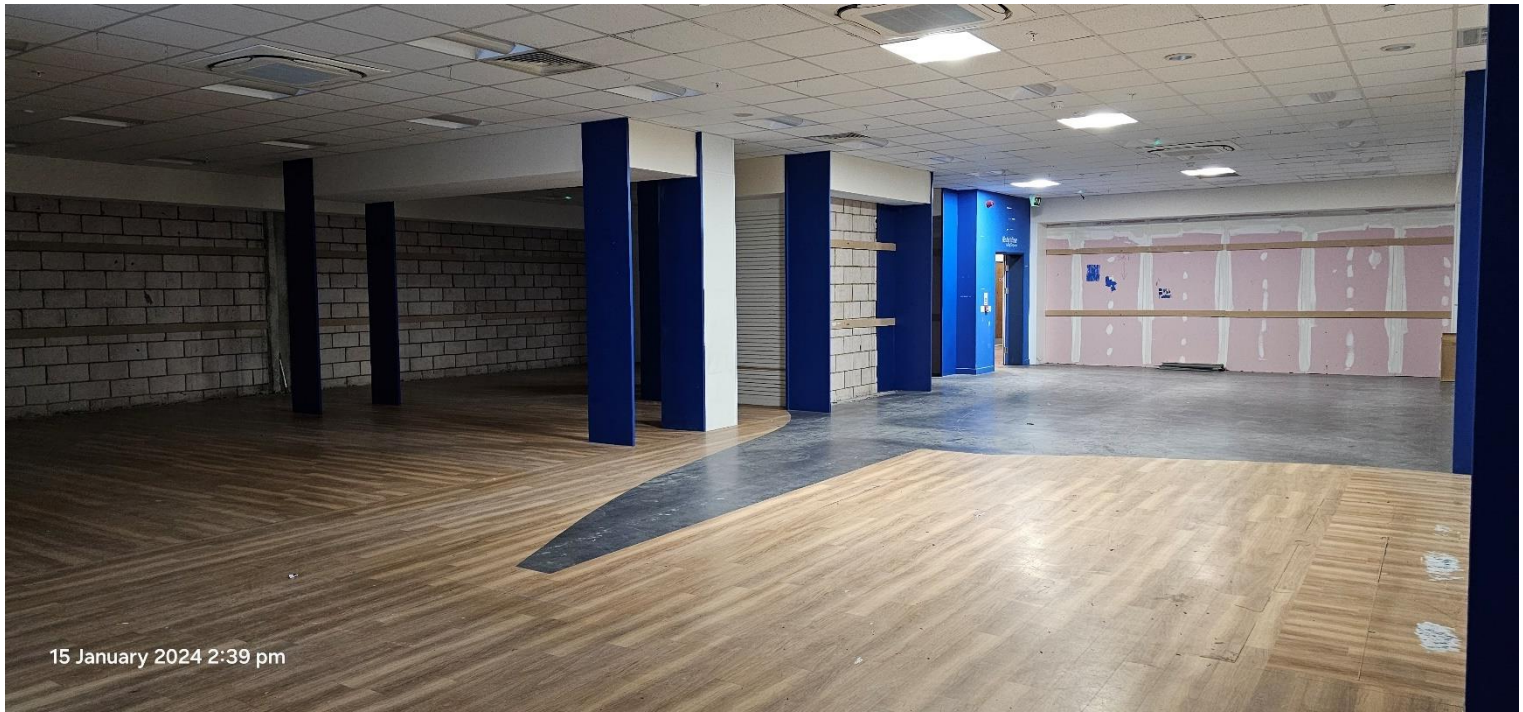
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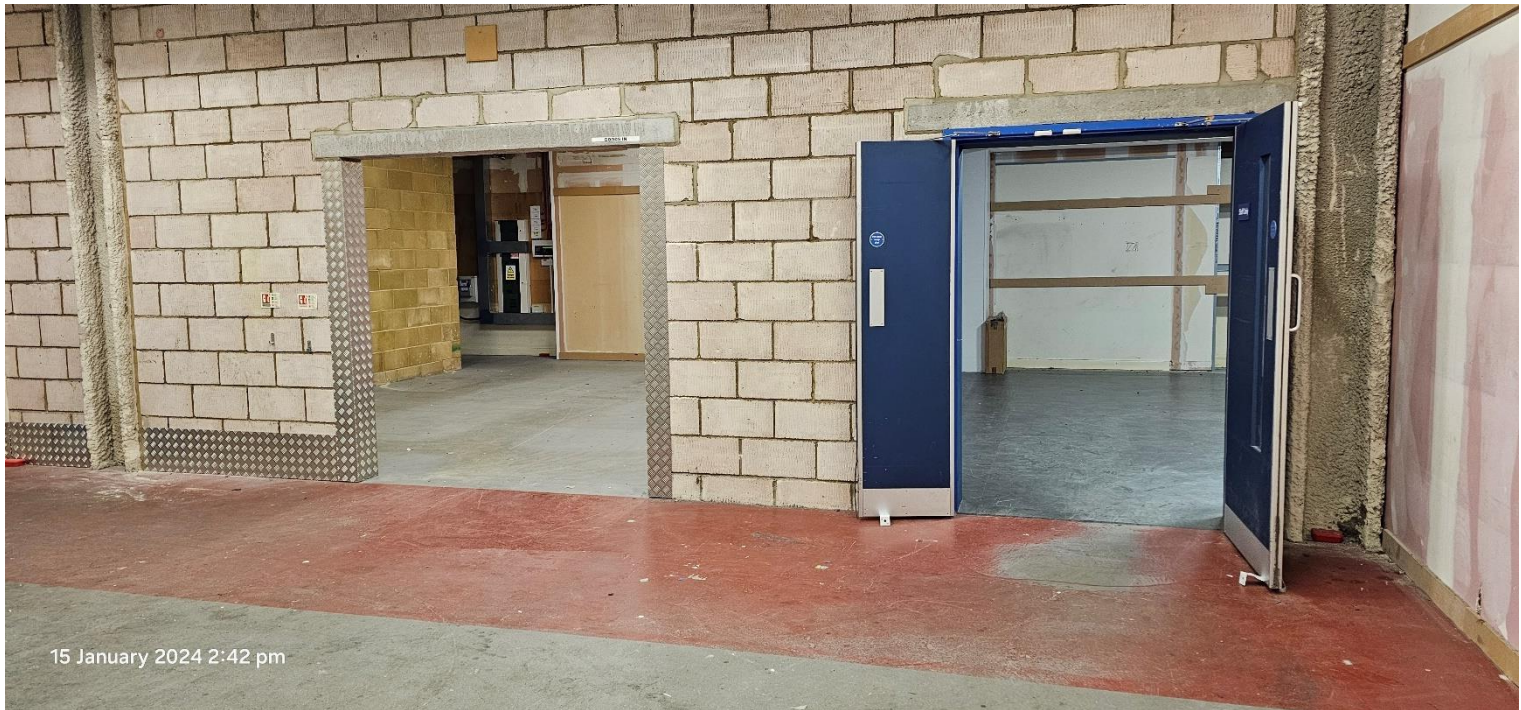


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