

BRISTOL - THE GALLERIES

CG3 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, WHSmith, Post Office, and Poundland.
- Prominently located on the busy upper level of the scheme, close to the lifts and escalators, and the pedestrian link to the scheme car park. Occupiers trading in the immediate vicinity include The Entertainer, Poundland and opposite Savers.
- Re-available following abortive negotiations, this fitted shop is immediately available to hand over "as is", on a short term / flexible lease.

Location

This unit is prominently located on the upper level of the scheme, surrounded by a mix of national occupiers (Poundland, Argos, Savers) and amongst independent retailers including **Garden of Eden** vintage clothing and **RingMaster Sports**; the customer WCs are close by. The adjacent CG2 is under offer to an NHS service provider (Feb '23).

Accommodation

The premises are fitted as a retail shop with ancillary to the rear, and provide the following approximate net internal floor area:

Name	sq ft	sq m
Ground - Retail / Ancillary	885	82.22
Total	885	82.22

Rent

£1,075 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 break options to be agreed. The tenant will be asked to lodge a rent deposit of £2,500 +VAT upon taking occupation.

EPC

D (97)

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.

Business Rates

Rates payable: £686.13 Per month
(based upon Rateable Value: £16,500)

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.

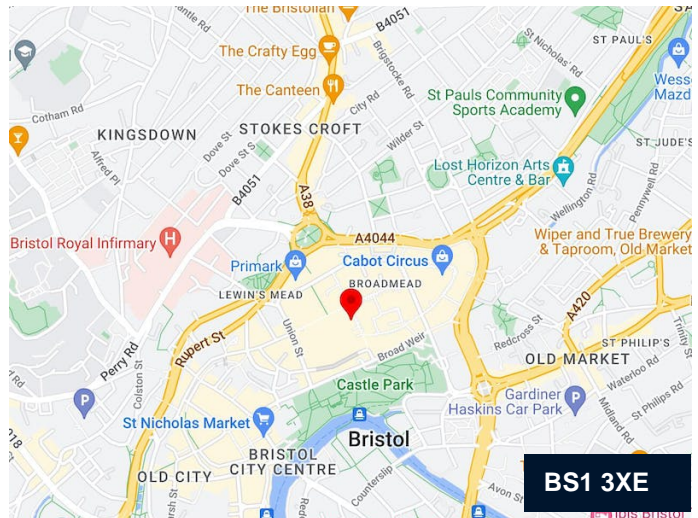
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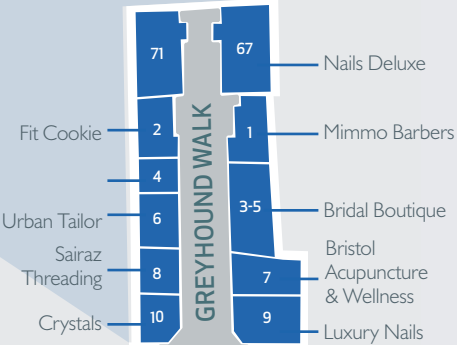
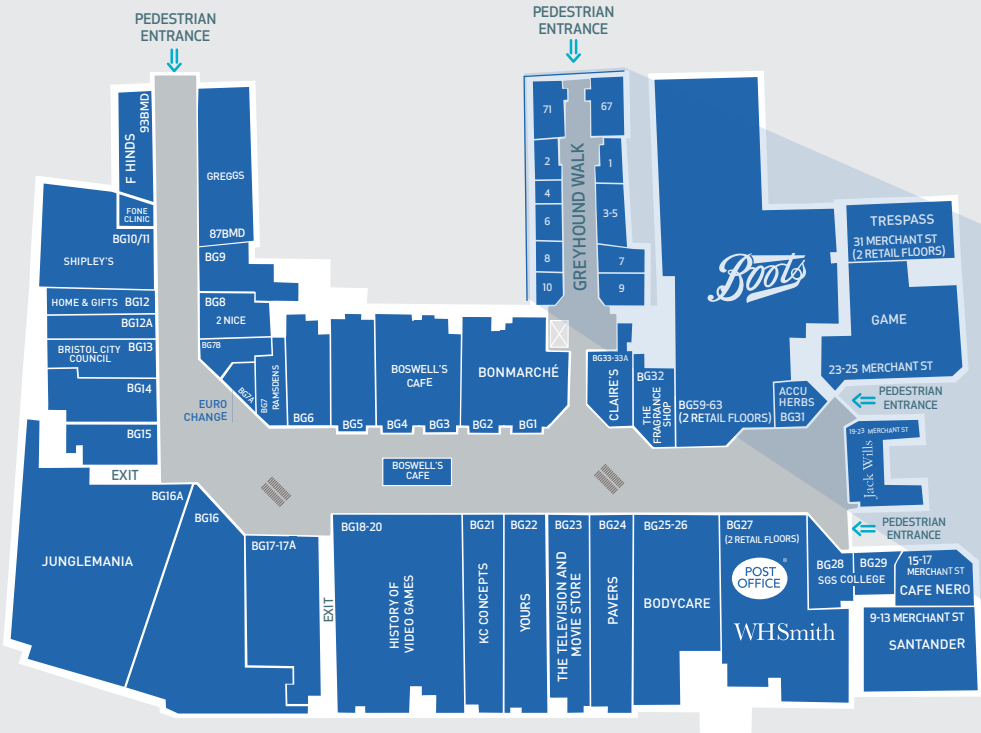


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the galleries

GROUND FLOOR BROADMEAD GALLERY



LEVEL I UNION GALLERY



LEVEL 2 CASTLE GALLERY

