

RETAIL

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TO LET

UNIT 6-9, UNION GATE, BRISTOL, BS1 2DU

GROUND FLOOR: 710.24 SQ M - 7,645 SQ FT

LOCATION

Union Gate fronts Union Street, forming part of the Broadmead Shopping area. The premises immediately adjoin **Evans Cycles** and **Costa** whilst directly opposite **Tesco** and **Coffee #1**.

Other well-known occupiers in the immediate vicinity include **Cotswold Outdoor**, **Lidl**, **Pure Gym**, **Primark**, **The Works** and **Greggs**.

ACCOMMODATION

The approximate net internal floor areas and dimensions are:

Internal Width:	23.6 m	(77 ft)
Internal Depth:	33.5 m	(109 ft)
Ground floor sales:	710.24 sq m	(7,645 sq ft)

CONTACT

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IMPORTANT INFORMATION

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LEASE

A new effective full repairing and insuring lease for a term to be agreed, incorporating 5 yearly upward only rent reviews.

RENT

£172,500 per annum exclusive.

PLANNING

It is understood that the premises benefit from an **E Class planning consent** allowing for uses to include **retail, offices, cafe/restaurant** and some **medical uses** amongst others. Any interested party is advised to ensure that planning exists for their intended use and landlord approval will be required for all uses.

RATES

According to the Valuation Office website the premises are assessed as follows:

Rateable Value: £151,000

Interested parties are advised to satisfy themselves that the above statement and assessment are correct and that this covers their intended business by referring to: <https://www.gov.uk/find-business-rates>

SERVICE CHARGE

The budget for the current year is £9,041.11 + VAT

INSURANCE

£4,826.75 + VAT

EPC

A certificate rated B (38) is available on request.

LEGAL COSTS

Each party to bear their own costs incurred in any transaction.

VAT

All figures within these terms are exclusive of VAT where applicable.

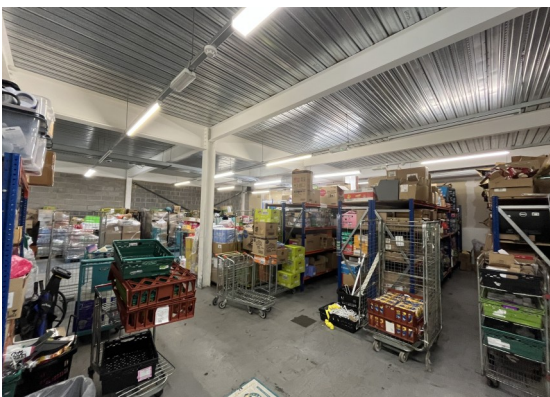
VIEWING & FURTHER INFORMATION

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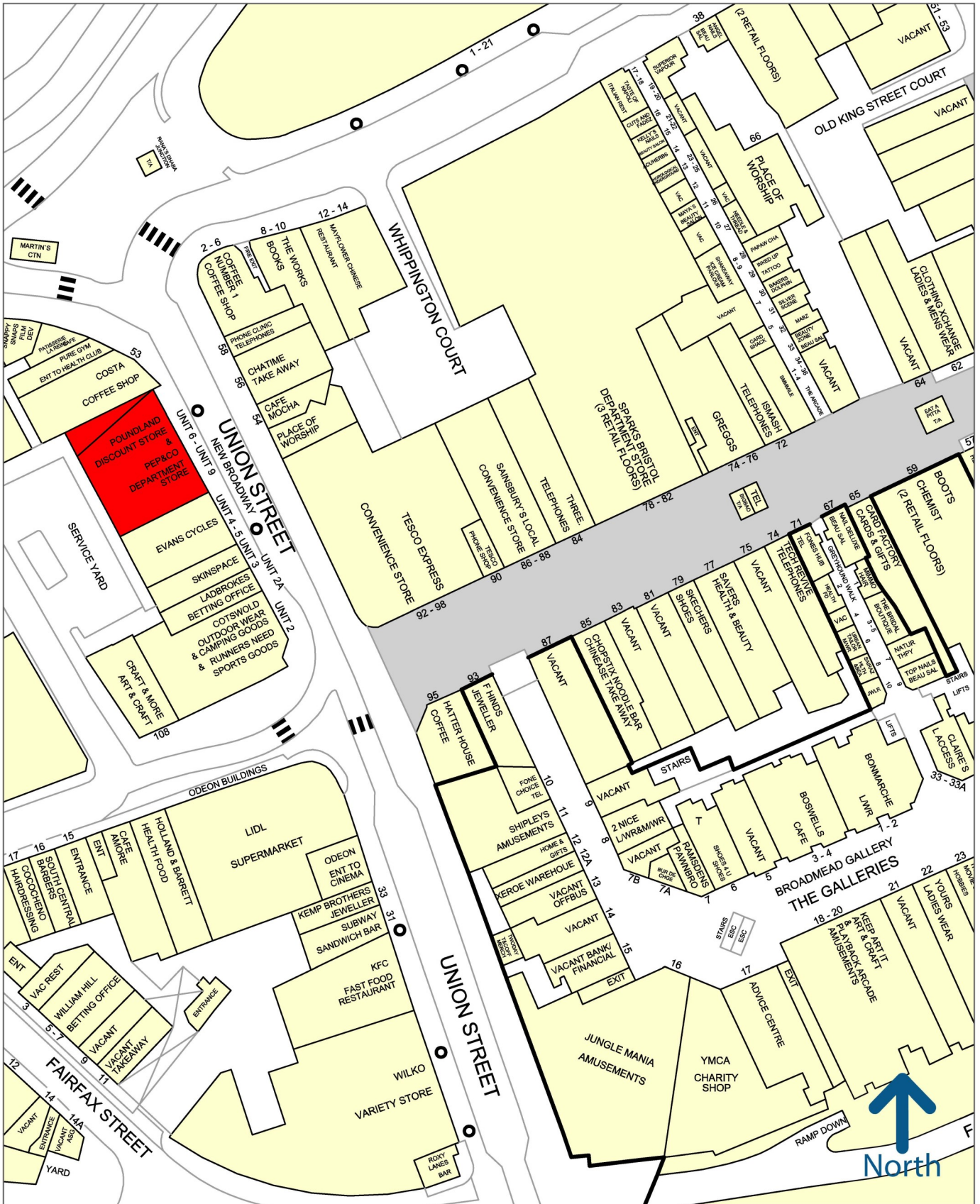


SUBJECT TO CONTRACT SEPTEMBER 2025

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50 metres

Experian Goad Plan Created: 16/04/2025
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