

TO LET - SHOPPING CENTRE

SUBJECT TO VACANT POSSESSION

# BRISTOL - THE GALLERIES

UG2 Union 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.
- Located on the middle level of the scheme, opposite the Food Court (Burger King, Subway etc.), and close to Boots and WH Smith.
- Other notable occupiers trading on this level include Wed2B and Waterstones.
- Available on a low rent, short-form, and flexible lease.

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[savills.co.uk](http://savills.co.uk)



# BRISTOL - The Galleries, UG2 Union Gallery, Bristol, BS1 3XE

## Summary

<b>Available Size</b>	1,151 sq ft
<b>Rent</b>	£1,275 per month Rent includes service charge and insurance, but excludes Business Rates, VAT and utilities used.
<b>Rates Payable</b>	£852.46 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.
<b>Rateable Value</b>	£20,500
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (73)

## Location

The premises are prominently located on the middle level of this shopping centre, facing the Food Court and close to the main escalators.

Notable brands trading in the vicinity include **Boots**, **Burger King**, and **WH Smith**.

## Accommodation

The premises are presented in a 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	1,151	106.93
<b>Total</b>	<b>1,151</b>	<b>106.93</b>

## Terms

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

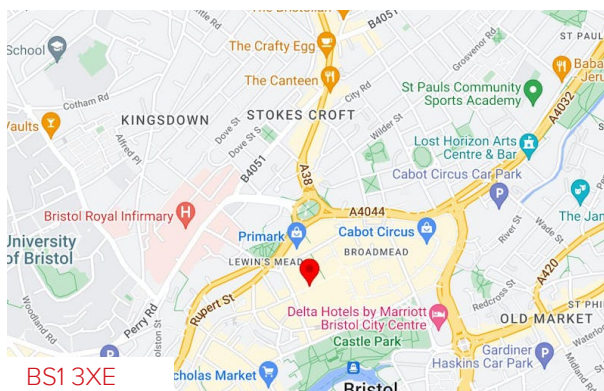
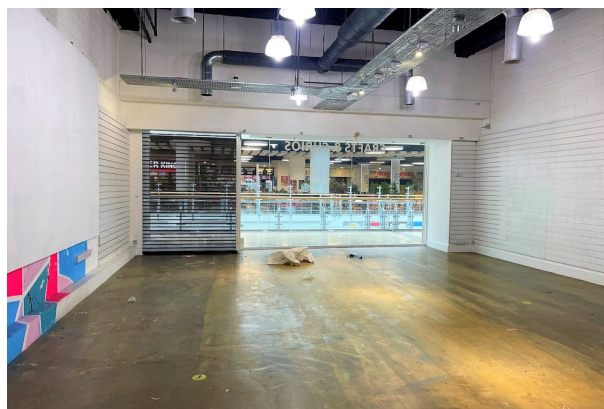
The tenant will be asked to a lodge a rent deposit of £2,500 +VAT upon taking occupation.

## Legal costs

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