

The Galleries, Bristol

8 Broadmead Gallery

Fully Fitted Shop to Let



Location

Located at the heart of Bristol's retail pitch, The Galleries serves over 10 million shoppers per annum. £5 million has been invested in the building fabric, and a pro-active management approach has delivered recent lettings including **Boswell's**, **Bonmarché**, **Slater's Menswear**, **Caffe Nero** and **Jack Wills**.

Other notable retailers trading in The Galleries include The Entertainer, Waterstones, **TK Maxx**, **Boots**, **The Post Office** and **Poundland**.

Broadmead Gallery provides the prime shopping pitch, with tenants including Boots, **Pavers**, **WH Smith**, **Peacocks** and Bonmarché. The subject unit is located just inside this busy entrance, close to **F Hinds** and **Greggs**.

Accommodation

The unit is fully fitted and provides the following approximate area:

Ground Floor Area	902 sq ft	83.8 sq m
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Rent

£34,500 per annum exclusive.

Tenure

A new full repairing and insuring lease on terms to be agreed, subject to 5 yearly upwards only rent reviews. Consideration will be given to more flexible terms, on application.

Service Charge

The annual service charge and buildings insurance contribution for the 2016 year is estimated at £11,045.

Rates

Rateable Value 2010	£50,000
Rateable Value 2017	£38,750

The government has introduced a transitional phasing system which phases in increases/decreases in Business Rates. Interested parties are advised to make enquiries with the Local Authority.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC Rating

Available upon request.

Viewing & Further Information

Strictly by prior arrangement only with:
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the galleries

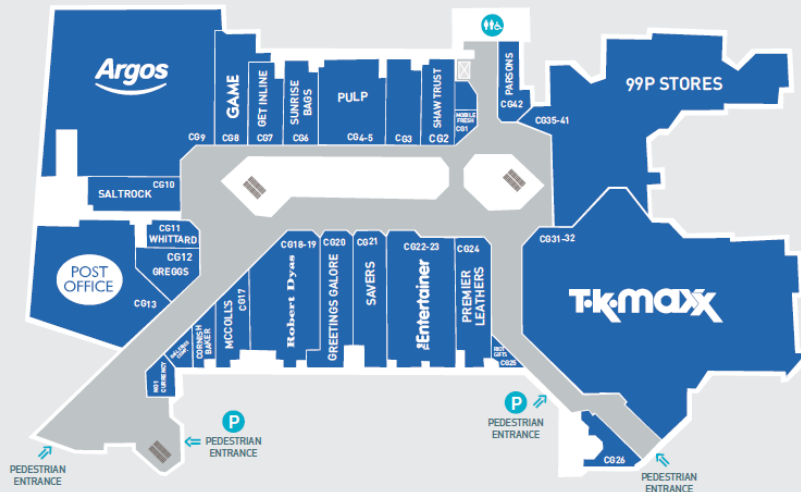
GROUND FLOOR BROADMEAD GALLERY



LEVEL 1 UNION GALLERY



LEVEL 2 CASTLE GALLERY



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