

SHOP TO LET

Bristol

Colston Tower



Location

Prime city center location, the site overlooks Millennium Square and provides stunning views across Bristol. It is adjacent to Colston Hall and surrounded by various high end residential developments, Colston Tower is a short walk from the Radisson Blu, the Hotel Du Vin and the city's primary retail offer.

Accommodation

The premises are arranged over ground and basement floors and provides the following approximate net internal floor areas:

Ground Floor Sales:	392	sq m	4,220	sq ft
Mezzanine:	214	sq m	2,305	sq ft
Basement:	253	sq m	2,725	sq ft
Total:	859	sq m	9,250	sq ft

Rent

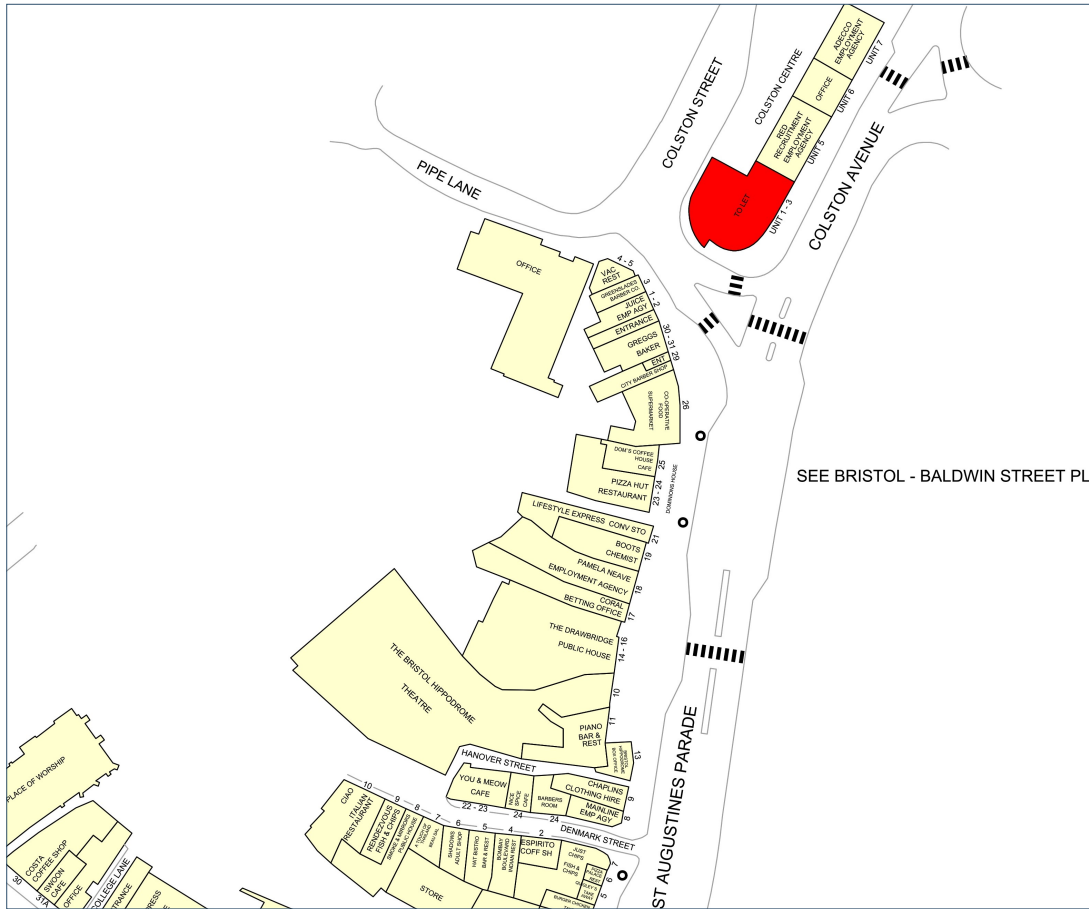
£160,000 per annum exclusive.

SAVILLS BRISTOL

Embassy House, Queens Avenue
Bristol, BS8 1SB

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Rates

Rateable Value 2017	£104,000
UBR 2019/20	50.4 p/£
Rates Payable	£52,416

Interested parties are advised to make their own enquiries with the local rating authority to confirm their likely liability.

Service Charge £31,029 (y/e 2018)

EPC

Available upon request

Viewing & Further Information:

Strictly by prior arrangement only with:

Tenure

New effectively FRI lease, subject to an upward only rent review at the expiration of each fifth year of the term

Legal Costs

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

CONTACT

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