

TO LET

81 Broadmead, Bristol

High footfall position opposite M&S

Hartnell
TaylorCook

Contact

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LOCATION - BS1 3DT

Bristol is a city and county in the South West with the 10th largest population in England. The city is regularly voted the number 1 city to live in the UK (Sunday Times 2017) and with the highest household income outside of London.

The subject property is situated on Broadmead in the central area of Bristol's city centre primary shopping district and is positioned between **Skechers** and **Clintons**, opposite **Marks & Spencer**.

ACCOMMODATION

The building is arranged as ground floor retail with ancillary space on first and second floors providing the approximate areas set out below:

Ground Floor Sales:	176.26 sq m	1,897 sq ft
First Floor Ancillary:	54.25 sq m	584 sq ft
Second Floor Ancillary:	3.39 sq m	36 sq ft
Second Floor Staff Room:	34.30 sq m	370 sq ft

TERMS

Subject to vacant possession the property is available by way of a new lease for a term of years to be agreed.

RENT

Upon application.

PLANNING

Any use within Class E of the Use Classes Order 1987 (as amended) which includes former use classes A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes) as well as part of D1 (non-residential institutions) and D2 (assembly and leisure).

BUSINESS RATES

Rateable Value: £75,500

UBR: £0.504

Rates Payable: £38,052

Interested parties should confirm the actual rates payable with the local authority.

EPC

Asset Rating of E (117) - copy available on request.

LEGAL COSTS

Each party is to be responsible for their own costs incurred with this transaction.

VIEWING

For further information or to arrange a viewing, please contact the above.

Bristol Office
Somerset House
18 Canynge Road
Clifton
BS8 3JX
T. 0117 923 9234
htc.uk.com

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