

SHOP TO LET

10/16 The Horsefair, Broadmead, BS1 3HT



KEY FEATURES

- Prominent Corner location
- Busy Retail Pitch
- Service Yard
- Car Parking Available

EPC

The EPC rating for this property is C. A copy of the Energy Performance Certificate is available on request.

LOCATION

Located in Bristol's dominant central shopping area Broadmead, the property occupies a prominent position on The Horsefair. Nearby retailers include the **Primark** flagship store opposite the subject property, also **Debenhams**, **Marks and Spencer**, **The Works** and **Starbucks** are all on the same pitch that leads through to the Cabot Circus scheme to the east. Cabot Circus is situated at the end of The Horsefair, providing 1,173,266 sq ft (109,000 sq m) of retail space anchored by **House of Fraser** and **Harvey Nicholls**.

VIEWING:

**STRICTLY BY PRIOR
APPOINTMENT THROUGH:**

CBRE Limited

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DESCRIPTION

The subject property consists of a well-proportioned shop unit located at the busy junction of The Horsefair and Union Street. The premises are arranged over ground, first and second floors. The property benefits from a rear service yard and loading area with two car parking spaces. The property provides the following approximate net internal dimensions and floor areas:

ACCOMMODATION

Internal Width	48'0"	14.6m
Shop Depth	56'0"	17.1m
Ground Floor	2,465 sq ft	230 sq m
First Floor	2,633 sq ft	245 sq m
Second Floor	2,172 sq ft	202 sq m
Total	7,270 sq ft	677 sq m

RATES

From information provided by the Valuation Office website we are informed that the current rateable value of the property is **£77,500**. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

TENURE

The property is available on a new full repairing and insuring lease for a term of years to be confirmed.

RENT

£95,000 per annum exclusive.

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Bristol - Broadmead



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