

The Galleries, Bristol

22/23 Castle Gallery

MSU Shop to Let



Location

The rejuvenated Galleries Shopping Centre is located in the heart of Bristol's retail pitch. This busy scheme sees c. 200,000 shoppers per week and benefits from its popular 1,000-space customer car park and adjacency to the city's office quarter. The Galleries has been refurbished internally and externally, including a new food court, and is a BCSC Gold Award finalist.

Recent lettings to national tenants include Peacocks, Bargain Buys, F Hinds, Party Magic and PULP, who join long-established brands Boots, WH Smith, Argos, Waterstones, Post Office and TK Maxx.

Castle Gallery features the scheme's busiest pedestrian entrance and links directly to The Galleries shoppers' car park. This level is anchored by Argos and Post Office. The subject unit is located close to 99p stores and TK Maxx.

Accommodation

The premises provide the following approximate net internal areas:

Ground Floor	4,061 sq ft	377.27 sq m
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Rent

£57,000 pax

Tenure

A new full repairing and insuring lease on terms to be agreed, subject to 5 yearly upwards only rent reviews.

Service Charge

The annual service charge for this unit for the year 2014/15 is £36,221.

Rates

Rateable Value: £66,500

UBR (2014/15): 48.2p

Rates Payable: £32,053

(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:

EPC available on request

Viewing & Further Information

Strictly by prior arrangement only with:

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GROUND FLOOR
BROADMEAD GALLERY

