

BRISTOL – The Galleries Shopping Centre 6 Union Gallery



- Fitted shop to let (subject to vacant possession)
- Average scheme footfall 205,000+ pw
- **Opposite new Food Court**
- **99p Stores NOW OPEN**
- **BoConcept NOW OPEN**

RATES

Rateable Value (2010):	£36,000
UBR (2013/14):	47.1 p/£
Rates Payable (2013/14):	£16,956

We would recommend that any interested parties make further investigations of the local rating authority, Bristol City Council, on 0117 922 3300.

TENURE

The premises are available by way of a new effectively FRI lease by way of a service charge for a term of years to be agreed.

Alternately, the property may suit a more flexible occupier; please call the letting agents for more details.

RENT

£25,000 per annum exclusive of service charge, business rates and VAT.

SERVICE CHARGE

The budget service charge for the year ending 30th November 2013 is £6,934.

VAT

All figures quoted are exclusive of VAT, where applicable.

LEGAL COSTS

Each party to bear its own legal costs incurred in the transaction.

LOCATION

The Galleries is located in Bristol city centre, sandwiched between **Marks & Spencer** and **Quakers Friars / Cabot Circus**. The scheme provides 335,000 sqft of retail space across over 100 stores with 1,000+ car parking spaces. Anchor tenants include **Boots**, **Waterstones**, **TK Maxx**, **WH Smith**, **Post Office**, and **Argos**.

The Galleries has seen significant recent investment including a new food court (tenants include **Perfect Pizza**, **Burger King**, **Chopstix**, **Subway**) and an ongoing refurbishment programme. Recent lettings include **Bo Concept**, **Simplyhealth** and **99p Stores**.

The shop is prominently located fronting the stairs and escalators, opposite the new food court, benefiting from good visibility and strong footfall. Notable retailers in the vicinity include **Supercuts**, **Head Records**, **Simplyhealth**, **Famous Memorabilia** and **Waterstones**.

DESCRIPTION

The premises provide the following approximate net internal floor area:

Ground Floor Area:	902 sq ft	83.80 sq m
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The previous tenant's shop fittings and lighting remains in situ and could be left, to the benefit of the incoming tenant.

Viewing and Further Information

Strictly by prior arrangement only with the joint sole agents

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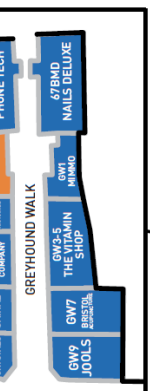


BROADMEAD GALLERY



the galleries

- UNDER OFFER
- LET
- AVAILABLE
- FOOD COURT SEATING



CASTLE GALLERY



UNION GALLERY

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