

# The Galleries, Bristol

## Prime Shop to Let

07  
CASTLE GALLERY



### LOCATION

Over last 2 years a series of improvements have been completed at The Galleries:

- New **£2m Food Court** on Union Gallery - fully let to the likes of Burger King, Chopstix & Subway
- **£2m refurbishment** of Broadmead Gallery, including the Merchant Street and Broadmead Entrances
- **BCSC Gold Award Finalist** for the extensive refurbishment of the centre

This unit is located on Castle Gallery which is situated on the second floor of the Galleries Shopping Centre and in close proximity to **Game** and **Argos**.

Other nearby retailers include **TK Maxx**, **99p Stores**, **Savers** and **Robert Dyas**.

### ACCOMMODATION

The premises comprise the following approximate net internal floor areas:-

Ground floor sales            92.29 m<sup>2</sup> / 993 sq ft

### LEASE TERMS

A new full repairing and insuring lease for a term to be agreed.

### RENT

£25,000 per annum exclusive.

### SERVICE CHARGE

The annual service charge budget for this unit is £7,891.

### BUSINESS RATES

We are advised by the Local Authority that the premises are assessed as follows:-

Rateable Value	£25,500
UBR (2014/15)	48.2p

Interested parties are recommended to make their own enquiries with the Local Authority on 0117 922 3000

### EPC

The premises has been rated within Band D.

A copy of the certificate is available on request

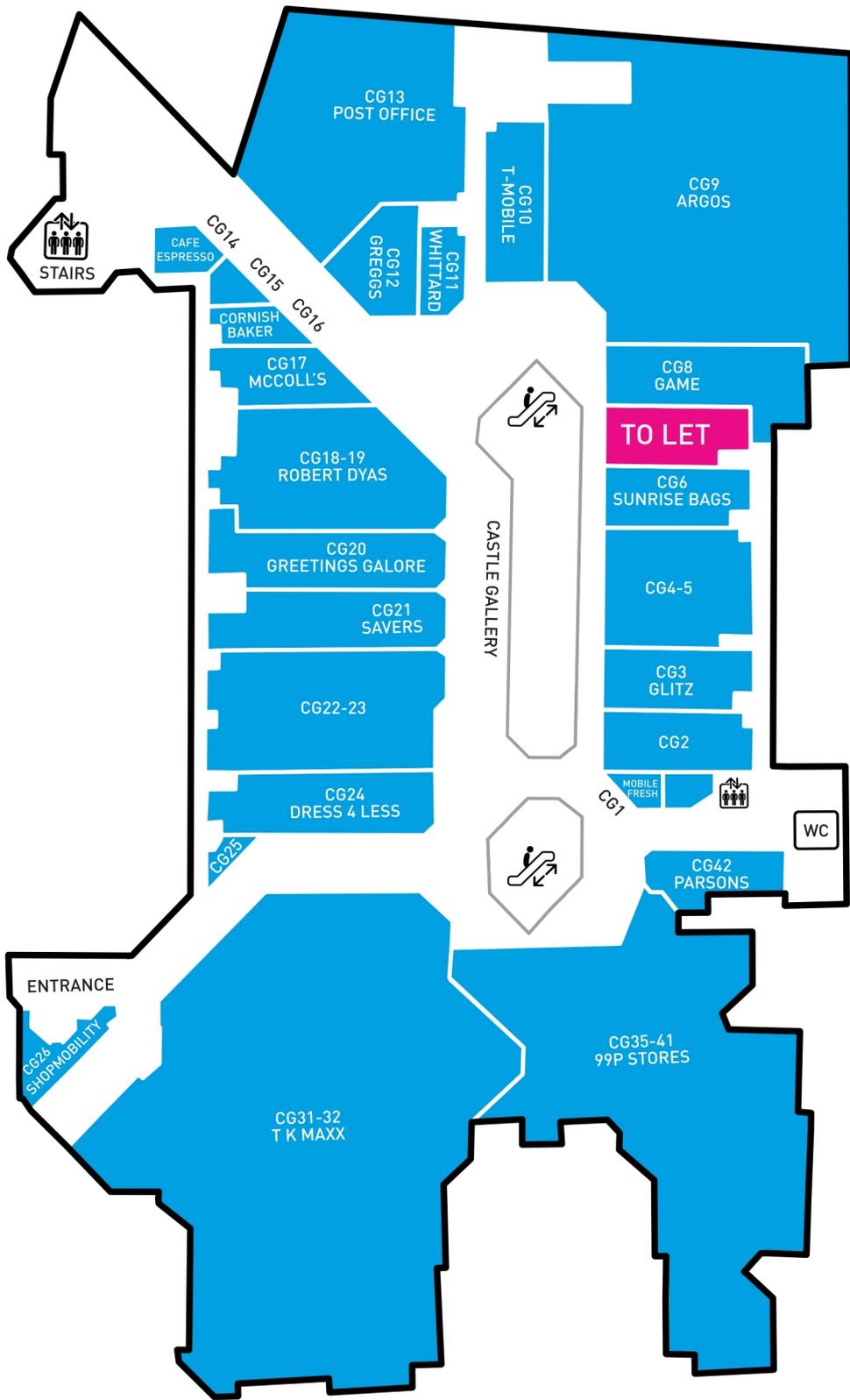
### LEGAL COSTS

Each party to bear their own legal costs.

Subject to Contract. May 2014.

the galleries

Bristol / Broadmead, Bristol. BS1 3XD.  
[www.galleriesbristol.co.uk](http://www.galleriesbristol.co.uk)



# 07

## CASTLE GALLERY



**Chris Hovington**  
020 7647 4805  
chris.hovington@gcw.co.uk

**Duncan Kite**  
020 7647 4804  
duncan.kite@gcw.co.uk



**Chris O'Mahony**  
0117 910 2204  
comahony@savills.com

**Rob Palmer**  
0117 910 2210  
ropalmer@savills.com

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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the joint agents and their clients have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.