The Galleries, Bristol 2 Castle Gallery

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 TK Maxx, Argos, 99p Stores and Post Office.

Accommodation

The premises provide the following approximate net internal areas:

Ground Floor 1,236 sq ft 123.19 sq m

Rent

£29,500 pax

Tenure

A new full repairing and insuring lese 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 £10,254.

Rates

Rateable Value: £25,250 UBR (2014/15): 48.2p Rates Payable: £12,171

(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:

Savills Bristol

3rd Floor Embassy House, Queens Avenue Bristol, BS8 1SB

+44 (0) 117 910 2200

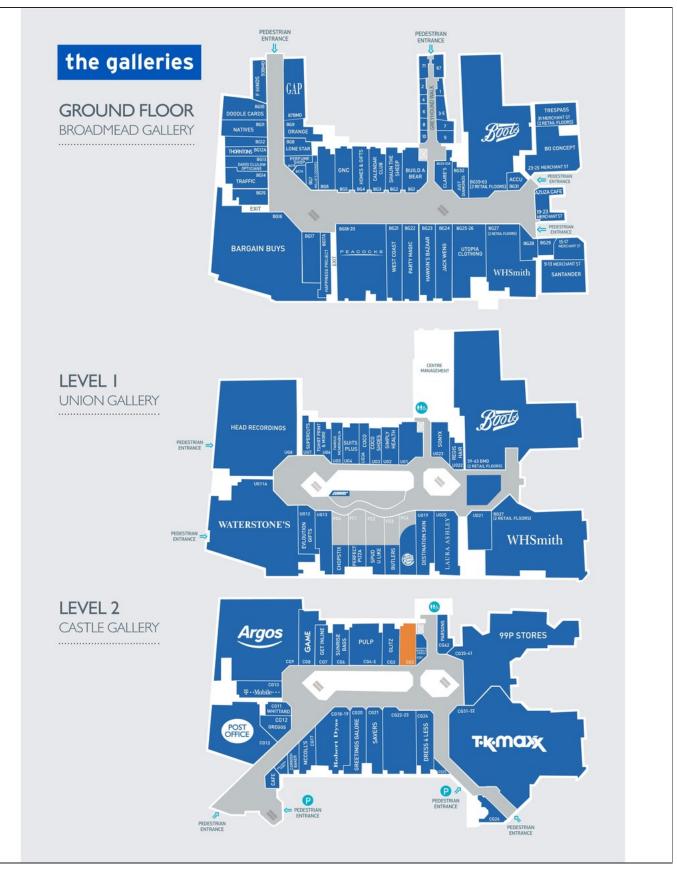
Robert Palmer

ropalmer@savills.com 0117 910 2210

Chris O'Mahony

comahony@savills.com 0117 910 2204





Reproduced by permission of Experian Goad - licence no. PU100017316. Not to scale - For Identification Purposes Only.

Important notice

Savills, their clients and any joint agents give notice that:

- 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.
- 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 Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

