

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
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Rent

£29,500 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 £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:

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the galleries

GROUND FLOOR BROADMEAD GALLERY



LEVEL I UNION GALLERY



LEVEL 2 CASTLE GALLERY



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