

RESTAURANT

Unit 15, Union Gate,
Bristol,
BS1 2DU

TO LET

A1/A3 PLANNING



LOCATION

The Union Gate block is situated at the bottom of Union Street forming part of the Broadmead Shopping Centre. The subject premises can be found at the junction of Union Street and Bridewell Street which forms part of the inner ring road.

Other well-known occupiers in the immediate vicinity include **Primark**, **Costa Coffee**, **Cycle Republic** and **Cotswold Outdoor**.

ACCOMMODATION

The premises benefit from the following approximate net internal floor areas:-

Ground Floor (max):	364.47 m ²	(3,923 ft ²)
Gross Frontage (max):	17.17m ²	(56.3 ft)



WILLIAMS ■ GUNTER ■ HARDWICK

CHARTERED SURVEYORS

Clifton Heights, Triangle West, Clifton, Bristol BS8 1EJ.

Fax : 0117 922 5722 www.wghproperty.co.uk

0117 922 1222

LEASE

A new effectively full repairing and insuring lease, by way of service charge, will be available for a term to be agreed incorporating 5 yearly upward only rent reviews.

RENT

£55,000 per annum exclusive.

RATES

According to the Valuation Office website the premises are assessed as follows:-

Rateable Value: £84,000 (from 2017).

For details and verification purposes, interested parties are advised to make their own enquiries of www.gov.uk/correct-your-business-rates. A contribution towards the Bristol Improvement District may also be payable www.broadmeadbristolbid.co.uk.

SERVICE CHARGE

To be confirmed.

INSURANCE

To be confirmed.

LEGAL COSTS

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

VAT

All figures within these terms are exclusive of VAT where applicable.

VIEWING

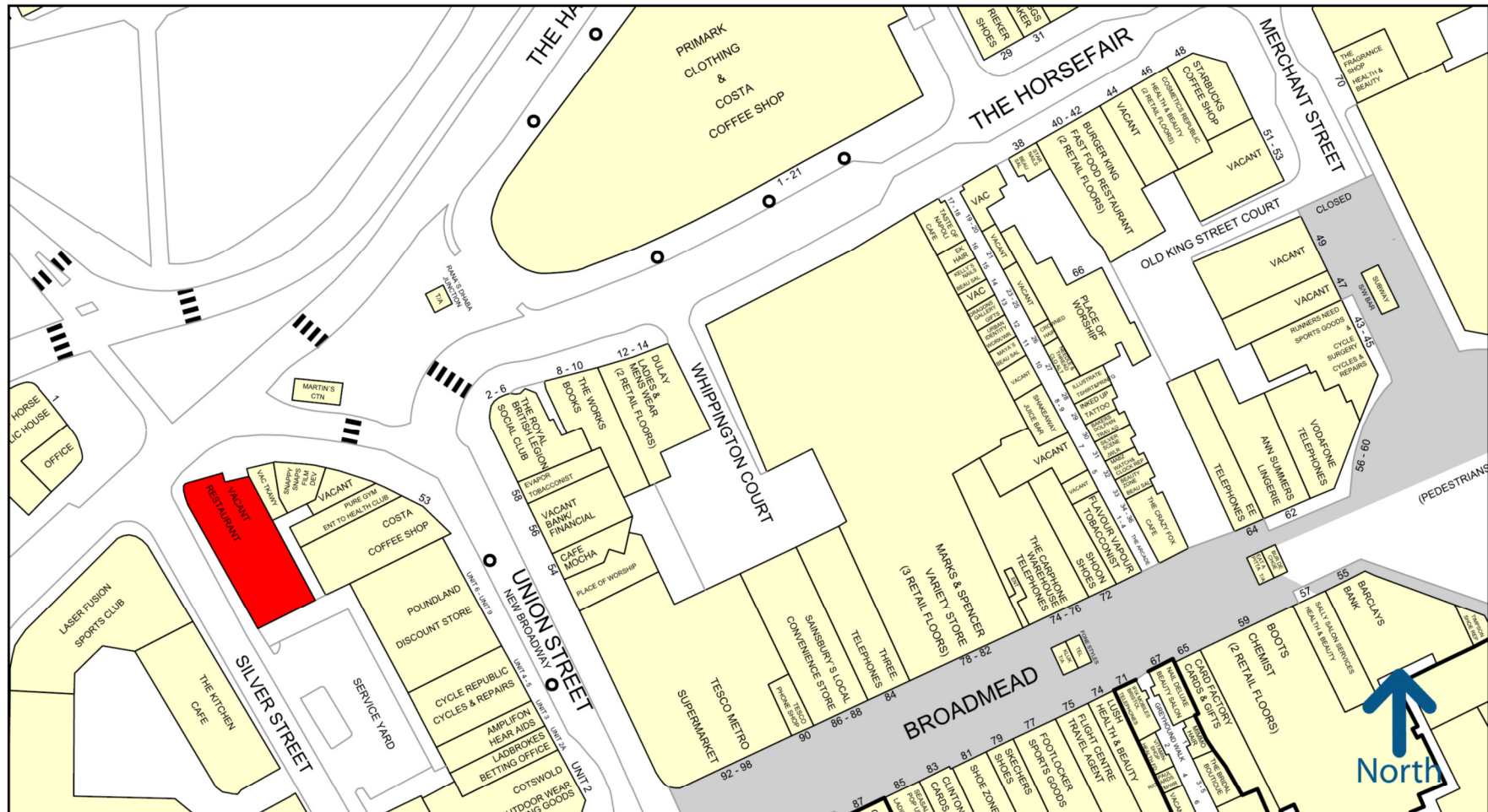
Strictly by prior appointment through:

Steve Cullis - (steve@wghproperty.co.uk) or
Chris McCarthy - (chris@wghproperty.co.uk) or
Stuart Williams - (stuart@wghproperty.co.uk) at this office.

For details of further properties marketed by this firm visit our website: www.wghproperty.co.uk

SUBJECT TO CONTRACT

DECEMBER 2017



50 metres



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