

PRIME SHOP LEASE AVAILABLE

Bristol – SU20, Brigstowe Street, Cabot Circus, BS1 3BX



> 100% Prime

> Prime city centre location

> Incentives available

LOCATION

Brigstowe Street forms the direct link between Bristol's two premium department stores, Harvey Nichols and House of Fraser.

The subject property is adjacent to Pandora and Pravins and close to a high quality collection of retailers including Jones, Goldsmiths, Next, TM Lewin, Bank, Costa, Body Shop and Mango.

ACCOMMODATION

The premises are arranged over ground floor providing the following dimensions and approximate net internal floor areas:

Gross Frontage	24 ft 10 in	7.57 m
Net Frontage	22 ft 9 in	6.93 m
Internal Width	24 ft 3 in	7.39 m
Shop Depth	24 ft 3 in	7.39 m
Ground Floor	2,262 sq ft	210.14 sq m

LEASE

The unit is held on a 15 year lease expiring 23rd June 2023 at a current passing rent of £265,000 pax. The next rent review is 24th June 2018.

TERMS

Incentives are available subject to status.

RATES

We have been advised by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£136,000
UBR (2017/18)	47.9p
Rates Payable	£65,144

Transitional phasing may apply. Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

COSTS

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

EPC RATING

An Energy Performance Certificate for the property is available on request.

CONTACT US

Viewing is strictly by prior appointment with Colliers International, through:

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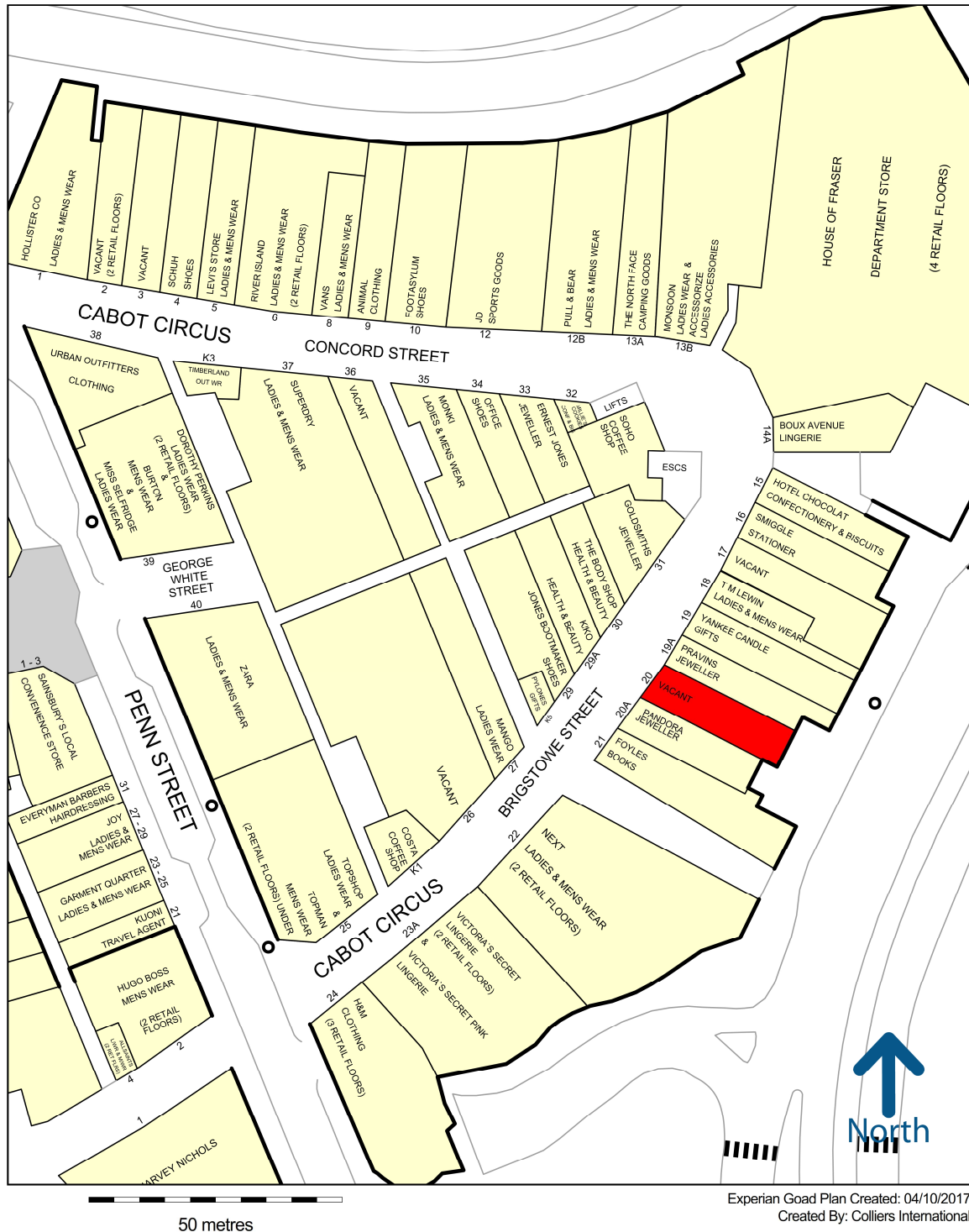
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