

The Mall Bristol

PRIME FITTED SHOP UNIT TO LET

Unit UG 23



LOCATION

Bristol is the capital of the West Country, situated at the junction of the M4 & M5 motorways. The City has a resident population of in excess of 381,000 people with an estimated catchment of in excess of 1 million people within a 40 minute drive time.

The shop unit occupies a prime position on Union Gallery, the middle level of The Mall Bristol adjacent to **Boots** and **W H Smith**. Nearby retailers include **Laura Ashley & Athena**.

DESCRIPTION

The shop unit comprises the following approximate net areas and dimensions.

| | | |
|-----------------------|--------------------|---------------------|
| Internal Width | 24 ft 6 in | (7.46 m) |
| Shop Depth | 61 ft 3 in | (18.67 m) |
| Shop Area | 1,019 sq ft | (94.67 sq m) |

LEASE

The shop unit is available on a new full repairing and insuring lease for a term to be agreed.

TERMS

On application. Rents are exclusive of service charge, rates and VAT.

RATING

We are advised that the rateable value of the shop unit is £45,750 with rates liability in financial year 2009/10 of £22,189. Occupiers can possibly take the benefit of transitional relief.

SERVICE CHARGE

The budget service charge for the current financial year ending 30 November 2009 is £9,505.

DATE OF ENTRY

By arrangement.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

VIEWING

By arrangement with Hartnell Taylor Cook LLP

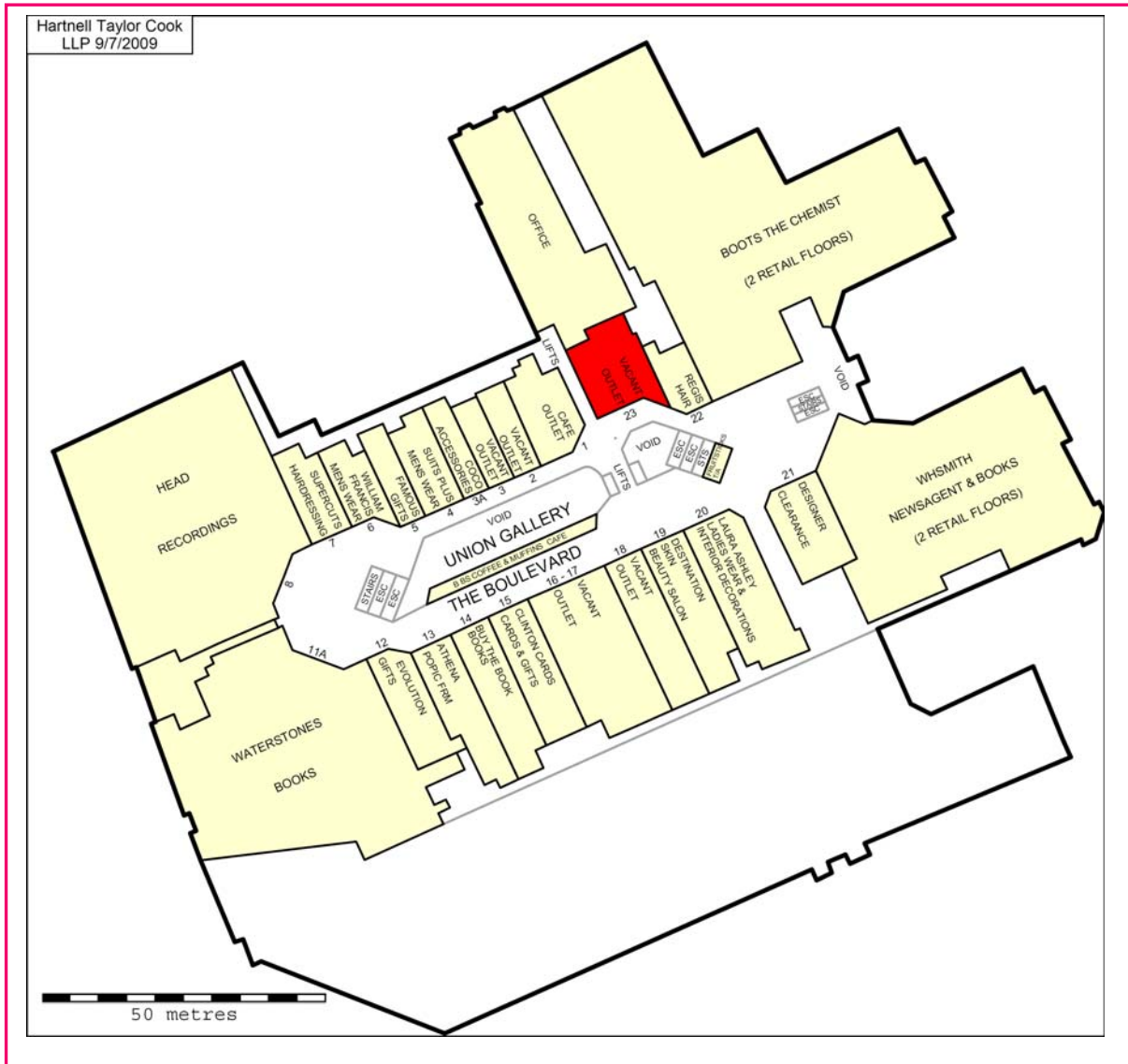
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Code of Practice: As a responsible Landlord, The Mall Corporation Limited has regard to the recommendations of the voluntary Code of Practice for Commercial Leases. If you are professionally represented you should ask your advisor for a copy. Alternatively the document can be found at www.commercialleasecodeew.co.uk or obtained from the Royal Institution of Chartered Surveyors (020 7334 3806). If you are a professional advisor, a copy of the Code should be provided to your client. In accordance with recommendations of the Code, The Mall Corporation Limited is willing to consider alternative lease terms to those proposed in these details. If you wish to suggest different terms, please set these out clearly in your proposal. Please bear in mind that variations may affect the levels of rent required.

Misdescription Act: Hartnell Taylor Cook LLP for themselves for the vendors or landlord whose agent they are give notice that (a) these particulars are prepared for the convenience of an intending purchaser or tenant and although they are believed to be correct, their accuracy is not guaranteed and that any error, omission or mis-description shall not annul the sale on the grounds compensation may be claimed and neither do they constitute any part of a contract; (b) any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Date of publication -14 March 2007

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