

TO LET

Kiosk To Let

Bristol

15 Castle Gallery, The Galleries



Location

CG15 is located immediately inside The Galleries' busiest pedestrian entrance, leading to Castle Park and the city's office core beyond. It is close to the pedestrian link to the scheme's car park.

Notable occupiers in the immediate vicinity include **Greggs**, **Currency No1** and **Cornish Bakehouse**.

Accommodation

The premises comprise a small kiosk, providing the following approximate floor areas:

Ground Floor Sales	23.1	sq m	249	sq ft
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Rent	£21,500
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Service Charge

The annual service charge and buildings insurance contribution for the year 2019/2020 is estimated at £2,320

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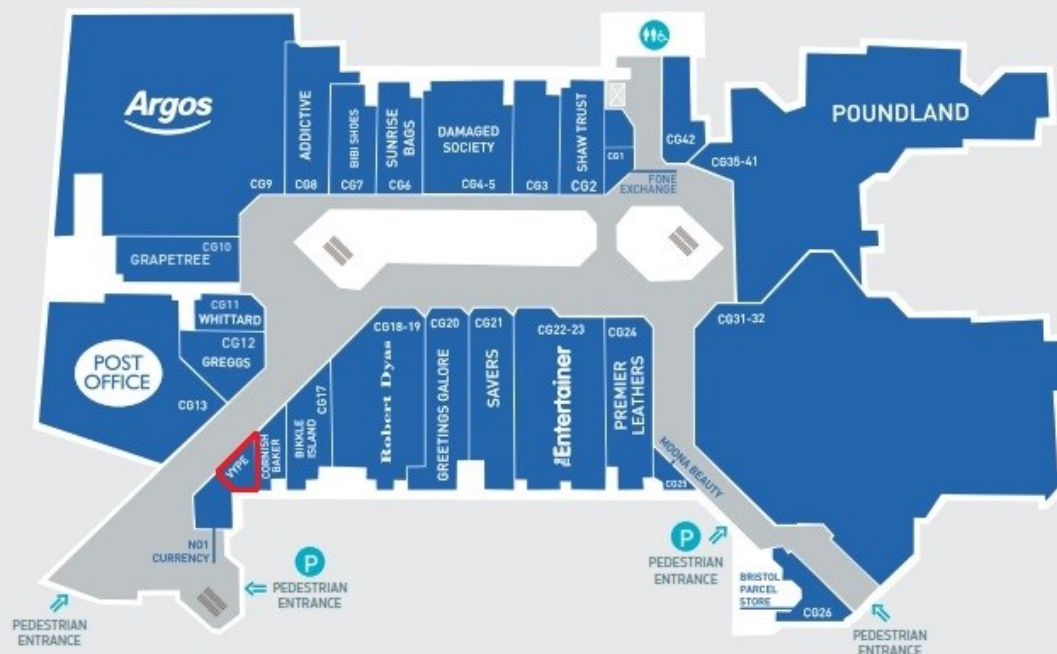
Embassy House, Queens Avenue
Bristol, BS8 1SB

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the galleries

LEVEL 2 CASTLE GALLERY



Rates

Rateable Value (2017)	£6,200
UBR (2019/20)	49.1 p/£
Estimated Rates Payable	£3,044

From April 2017, an occupier may benefit from a discount from the Rates Payable and interested parties are advised to make enquiries of the Local Authority regarding Small Business Rates Relief.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Lease Term

The property is available on a new effectively FRI lease on terms to be agreed.

EPC

Available upon request.

Viewing & Further Information:

Strictly by prior arrangement only with:

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