

The Galleries, Bristol

8 Broadmead Gallery

Prime 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.

Broadmead Gallery is the principal shopping level of the scheme, with retailers including Boots, WH Smith and F Hinds. The subject unit is located close to the busy Broadmead entrance and retailers including Thornton's and F Hinds.

Accommodation

The premises provide the following approximate net internal areas:

Ground Floor Sales	902 sq ft	83.80 sq m
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Rent

£34,500 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 and buildings insurance contribution for the year 2014/15 is estimated at £10,786.

Rates

Rateable Value: £50,000

UBR (2014/15): 48.2p

Rates Payable: £24,100

(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

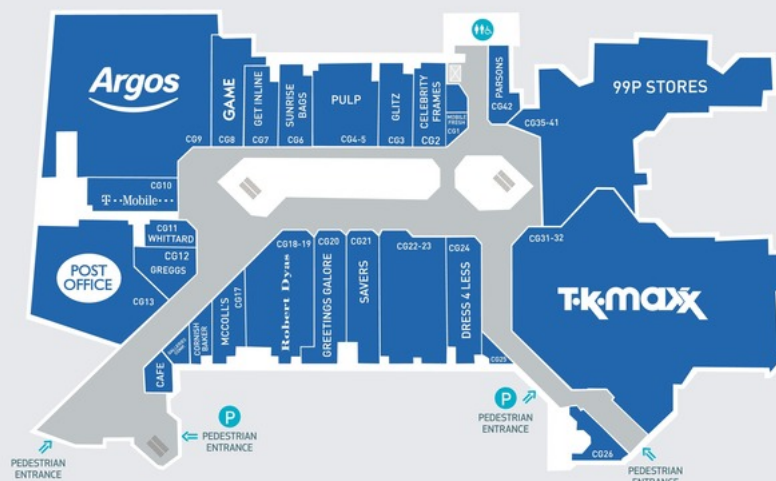
GROUND FLOOR BROADMEAD GALLERY



LEVEL 1 UNION GALLERY



LEVEL 2 CASTLE GALLERY



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