

The Mall Bristol

PRIME FITTED SHOP UNIT TO LET

Unit BG 11



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 Broadmead Gallery, the prime level of The Mall Bristol adjacent to **Faith, Thorntons** and **O2**. Nearby retailers include **Orange & Sole Trader**.

DESCRIPTION

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

Internal Width	24 ft 0 in	(7.32 m)
Shop Depth	66 ft 6 in	(20.27 m)
Shop Area	1,566 sq ft	(145.48 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 £90,000 with rates liability in financial year 2010/11 of £37,260. Occupiers can possibly take the benefit of transitional relief.

SERVICE CHARGE

The budget service charge for the current financial year ending 30 November 2010 is £12,945.

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

Andrew Capes on 0117 946 4515

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or the joint agents Jones Lang La Salle:

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