

# The Galleries, Bristol

## 24 Castle 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.

Castle Gallery features the scheme's busiest pedestrian entrance and links directly to The Galleries shoppers' car park. This level is anchored by Argos, 99p Stores and Post Office. The subject property is located close to the pedestrian entrance and opposite TK Maxx.

#### Accommodation

The premises provide the following approximate net internal areas:

Ground Floor	1,881 sq ft	174.75 sq m
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#### Viewing & Further Information

##### Strictly by prior arrangement only with:

Savills Bristol  
3rd Floor Embassy House, Queens Avenue  
Bristol, BS8 1SB  
+44 (0) 117 910 2200

Robert Palmer  
ropalmer@savills.com  
0117 910 2210

Chris O'Mahony  
comahony@savills.com  
0117 910 2204

[savills.co.uk](http://savills.co.uk)

#### Rent

£37,000 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 £15,847.

#### Rates

Rateable Value: £35,250

UBR (2014/15): 48.2p

Rates Payable: £16,991

*(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

**savills**

## the galleries

### GROUND FLOOR BROADMEAD GALLERY



### LEVEL 1 UNION GALLERY



### LEVEL 2 CASTLE GALLERY



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