

# The Galleries, Bristol

## 3 Castle Gallery

To Let (subject to Vacant Possession)



### 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.

Notable recent lettings to national tenants include Peacocks, Bon Marche, Slaters Menswear and The Fragrance Shop.

The Castle Gallery level is anchored by TK Maxx, Argos, 99p Stores and Post Office. The premises are identified by the red marker on the above photograph.

### Accommodation

The unit comprises ground floor accommodation and provides the following approximate areas:

Ground Floor Area	855 sq ft	79.4 sq m
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### Rent

£25,500 per annum exclusive.

### Tenure

Subject to securing vacant possession, the premises are available by way of 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 2015/16 year is estimated at £10,526.

### Rates

Rateable Value	£21,000
UBR (2015/16)	49.3
Rates Payable	£10,353
<i>(Interested parties are advised to make enquiries with the Local Authority)</i>	

### Legal Costs

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

### EPC Rating

Available upon request.

### Viewing & Further Information

Strictly by prior arrangement only with:  
Savills Bristol  
3<sup>rd</sup> Floor, Embassy House, Queens Avenue  
Bristol, BS8 1SB  
+44 (0)117 910 2200

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## the galleries

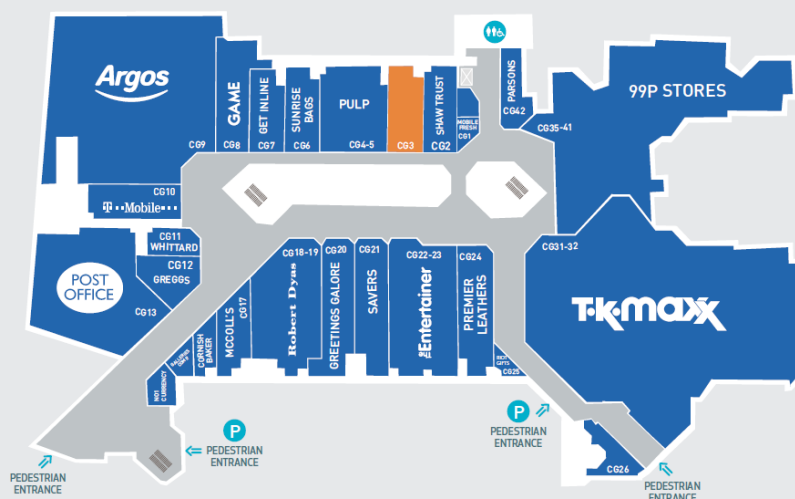
### GROUND FLOOR BROADMEAD GALLERY



### LEVEL 1 UNION GALLERY



### LEVEL 2 CASTLE GALLERY



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Not to scale - For Identification Purposes Only

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