

SHOP DETAILS



BRISTOL

**UNIT SU33
CABOT CIRCUS**

**PRIME SHOP
TO LET**

Available due to proposed relocation

Location

Cabot Circus provides some 1.4 million sq ft of retail space in the centre of Bristol, and has an annual footfall of over 19 million. The subject unit is located in a prominent position on the ground floor level of the centre, close to House of Fraser, Monsoon, Office and Pull & Bear. Please use the following viewer to access a virtual walk-through of the unit location & scheme: <http://bit.ly/2iJFYL8>

Accommodation

The premises are arranged over a single level, although remote storage can be made available by arrangement. The key dimensions and areas are as follows:

Net Frontage -	34 ft 6 ins	10.52 metres
Internal Width -	31 ft 6 ins	9.60 metres
Depth -	73 ft	22.25 metres
Ground Floor -	2,082 sq ft	193.42 sq metres

Rent

Upon application.

Lease

The premises are available by way of a new 10 year lease, subject to an upward only rent review after 5 years.

Rates

We have been verbally informed that the current rates payable are £93,177 per annum, but interested parties should verify this with the Local Authority.

Service Charge

We understand that the service charge payable for 2016 was £16,365, plus insurance of £1,361.

Legal Costs

Each party to be responsible for their own legal and professional costs.

EPC

Available on request.

Viewing

Strictly by prior arrangement with Robert Pratt of RPC
Tel: 020 7060 6700, Email: rp@rpclondon.com
or via our joint agents Lunson Mitchenall (Hayley Gisborne) Tel: 020 7478 4969

Subject to Contract

Tel: 020 7060 6700

**RPC, 42 Brook Street
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