

## PRIME RETAIL UNIT AVAILABLE

### BRISTOL

34-36 BROADMEAD, CABOT CIRCUS

- Top 10 City in the UK in terms of population, economy (GDP per head) and comparison retail expenditure
- 4th most visited city in the UK
- Over 47,500 students

### LOCATION

Cabot Circus provides 1.4 million sq ft of retail accommodation in the heart of Bristol City Centre. The centre is anchored by **House of Fraser** and **Harvey Nicholls** and benefits from an annual footfall of over 19 million.

Retailers trading in Cabot Circus include **Apple, Victoria's Secret, Michael Kors, H&M, Zara, Urban outfitters, Pull & Bear, Hollister, Hugo Boss** and **Top Shop**.

The subject unit occupies a prime location adjacent to **Virgin Media** and **Gap Kids**. Other retailers in close proximity include **HMV** and **Costa Coffee**.

### ACCOMMODATION

The premises provide the following approximate dimensions and net internal floor areas:-

Ground Floor Ancillary	12.8 m	138 ft
Ground Floor	190.3 sq m	2048 sq ft
First Floor	130.71 sq m	1407 sq ft
Second Floor	50.26 sq m	541 sq ft

### TENURE

The property is available on the basis of a new lease for a term to be agreed.

### TERMS AND RENT

£195,000 per annum exclusive of rates, service charge and VAT (if applicable)

### SEVICE CHARGE

The estimated service charge for the current year is £TBC



### RATES

Rateable Value (2010)	£196,000
UBR (2016-2017)	49.7p
Rates Payable (per annum)	£97,412

Interested parties should verify these figures with the local authorities.

### INSPECTIONS

Viewing is strictly by appointment with :-

#### Emma Hollyman

020 7087 5038 emma.hollyman@eu.jll.com

#### James Heelis

020 7318 7821 james.heelis@eu.jll.com

#### Matthew Maddox

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30 Warwick Street, London, W1B 5NH

Or via our joint Agents Lunson and Mitchenall (020 7478 4950)  
SUBJECT TO CONTRACT



# 020 7399 5555



Bristol - Broadmead



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