

TO LET

74-76 Broadmead, Bristol

Former Carphone Warehouse immediately adjacent to Marks & Spencer

Hartnell
TaylorCook

Contact

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LOCATION - BS1 3DR

Bristol is the second largest city in the south of England with a total metropolitan population of 1.6 million and the fastest growing City outside of London which it consistently has been since 2009.

The subject property is located in a prime position on Broadmead, immediately adjacent to **Marks & Spencer** and **iSmash**, opposite **The Galleries Shopping Centre** and occupiers in the vicinity including **Lush, Boots, Barclays, Vodafone** and **Pret**.

ACCOMMODATION

The Demise is arranged as ground floor sales with ancillary accommodation at first and second floors providing the following approximate net internal floor areas:

Ground Floor Sales	3,865 sq ft	359.06 sq m
First Floor Ancillary	2,296 sq ft	213.70 sq m
Second Floor Ancillary	2,352 sq ft	218.50 sq m

TERMS

Subject to vacant possession the property is available by way of a new lease for a term of years to be agreed.

RENT

Quoting rent is available on request.

PLANNING

Previous use as a shop (A1) or as any other use within Class E of the Use Classes Order 1987 (as amended) which includes uses within A2 (financial and professional services), A3 (restaurants and cafes) as well as part of D1 (non-residential institutions) and D2 (assembly and leisure).

RATES

Rateable Value: £127,000

UBR: £0.512

Rates Payable: £65,024

Please verify actual rates payable with the local authority.

EPC

Asset Rating of C (58) - copy available on request.

LEGAL COSTS

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

VIEWINGS

For more information or to arrange a viewing please contact the above.

Bristol Office
Somerset House
18 Canynge Road
Clifton
BS8 3JX
T. 0117 923 9234
htc.uk.com

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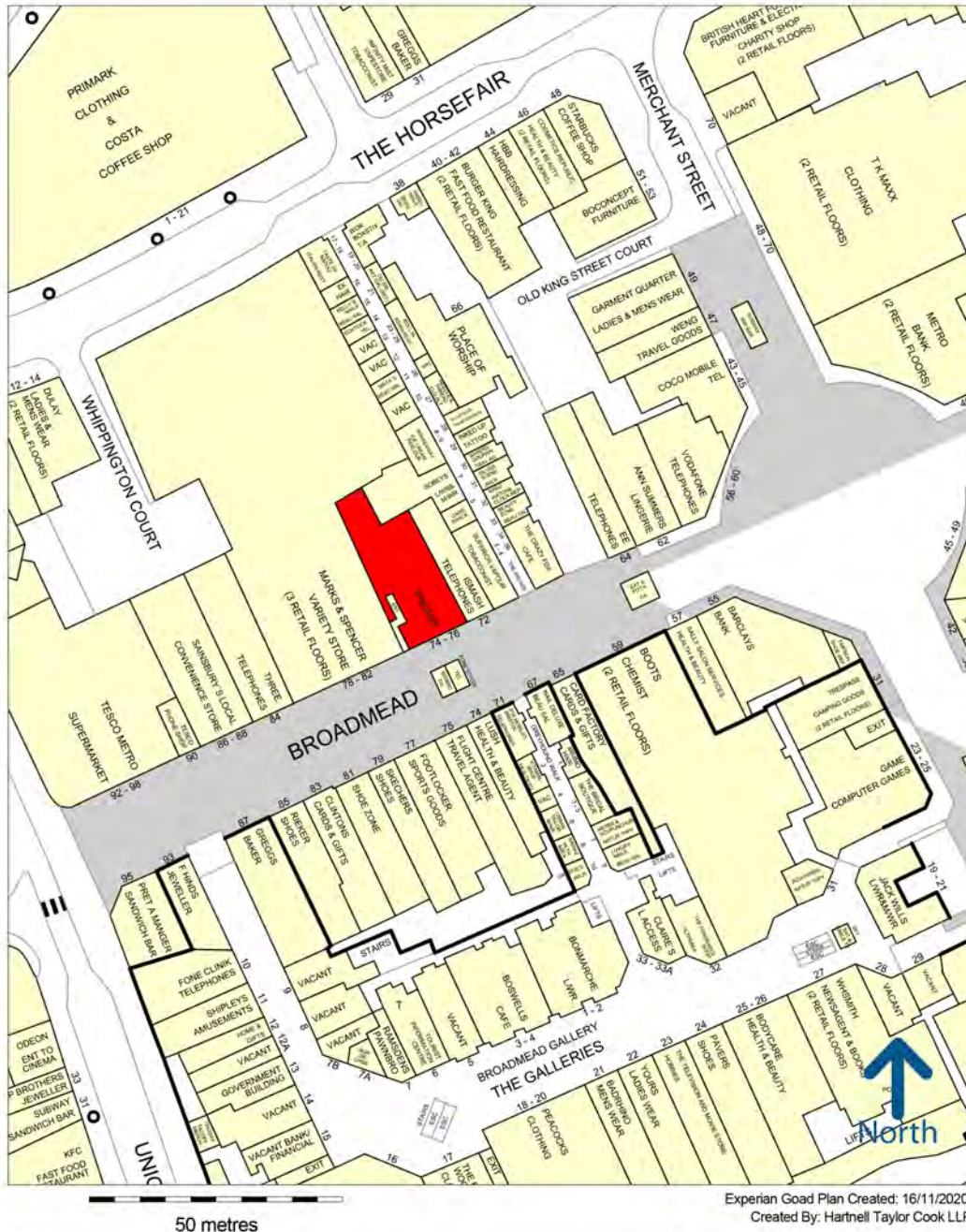
Former Carphone Warehouse immediately adjacent to Marks & Spencer

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Bristol - Broadmead

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SUBJECT TO CONTRACT

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