



PRIME FITTED SHOP UNIT TO LET

BRISTOL

UNIT UG2, THE MALL

LOCATION

Bristol is the capital of the West Country situated at the junction of the M4 and M5 motorways. The city has a resident population of in excess of 381,000 people with an estimated catchment of in excess of 1 million people within a 40 minute drive time.

The shop unit occupies a prominent position on Union Gallery, the middle level of The Mall Bristol adjacent to **Regis** and **Suits Plus**. Nearby retailers include **Boots** and **Laura Ashley**.

ACCOMMODATION

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

Internal Width	7.32 m	24' 0"
Shop Depth	14.94 m	49' 0"
Shop Area	103.21 sq m	1,111 sq ft

LEASE

The shop unit is available on a new full repairing and insuring lease for a term to be agreed.

RENT

£42,500 per annum exclusive.

SERVICE CHARGE

The budget service charge for the current financial year ending 30th November 2010 is £8,891.

RATES

Rateable Value	£43,000
UBR	41.4p
Rates Payable (per annum)	£17,802

VIEWING

Viewing is strictly by appointment with :-

Matthew Maddox

020 7318 7828 matthew.maddox@eu.jll.com

22 Hanover Square, London, W1S 1JA

Or via our joint agent, Hartnell Taylor Cook (0117 946 4515)

SUBJECT TO CONTRACT

020 7399 5555



Bristol - Broadmead



JLL 5/7/2010



45 metres

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