

Bristol

87 / 89 Broadmead

Shop to Let



Location

Bristol has a resident population of in excess of 478,000 people with an estimated catchment of nearly 1.2m residents.

The property fronts Broadmead, Bristol's principal retail street, linking The Galleries with Cabot Circus shopping centres. Notable occupiers in the vicinity include M&S, Pret a Manger, Tesco, Cotswold Outdoor, H&M and Odeon.

The property occupies a valuable corner position at the entrance to the newly refurbished Galleries Shopping Centre.

Accommodation

The premises are arranged as ground floor retail unit with ancillary accommodation above. The property has the following approximate net internal floor areas:

| | | |
|-----------------------|------------|------------|
| Ground Floor Sales | 2,593 sqft | 240.90 sqm |
| First Floor Ancillary | 1,364 sqft | 126.72 sqm |

Rent

£110,000 pa exclusive

Tenure

A new FRI lease on terms to be agreed subject to upward only rent review at the expiration of each fifth year of the term.

Service Charge

£33,724 pa

Rates

Rateable Value: £150,000

UBR (2015/16): 49.3p/£

Rates Payable: £73,950

(Interested parties are advised to make enquiries with the local authority)

Legal Costs

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

EPC Rating:

Available on request

Viewing & Further Information

Strictly by prior arrangement only with:

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Designed and Produced by Savills Marketing: 020 7499 8644 | June 2015

