

LARGE SHOP TO LET

Immediately Available

BRISTOL — The Galleries

16 Broadmead Gallery



Key Highlights

- Bristol is the largest city in the southwest with a population of over 450,000 people.
- The Galleries is situated in the heart of Broadmead and provides more than 300,000 sqft of retail space with 1,000 customer parking spaces.
- Notable retailers in the scheme include **Boots, Argos, WH Smith, Post Office, and Poundland.**
- Large fitted shop located on the principal, ground floor, level of the scheme.
- Occupiers trading on Broadmead Gallery include **Eurochange, Boswell's Café, Yours Clothing and Bonmarche.**
- Immediately available by way of a new flexible lease.

SAVILLS BRISTOL

Embassy House, Queens Avenue
Bristol, BS8 1SB

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The unit is arranged as ground floor sales with basement staff accommodation and storage, providing the following approximate internal floor areas:

	sqm	sqft
Ground Floor Sales:	558.8	6,015
Basement ancillary /	84.7	912

The premises are immediately available on a short-format lease, with both landlord and tenant break options to be agreed.

Rent

£6,300 per calendar month excluding VAT, Business Rates, and electricity used.

Business Rates are payable to Bristol City Council and are in the region of:

Rates Payable: £6,583 per month (2021/22)

Under Covid assistance measures, these premises may qualify for up to 66% Business Rates Relief until 31st March 2022.

Interested parties should make enquiries with the Local Authority.

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Legal Costs

The tenant will not be asked to pay any of the landlord's professional costs but will be expected to pay its own costs incurred in the transaction.

Viewing & Further Information:

Please contact the leasing agents to discuss your business plan and arrange a viewing.

Contact

Robert Palmer

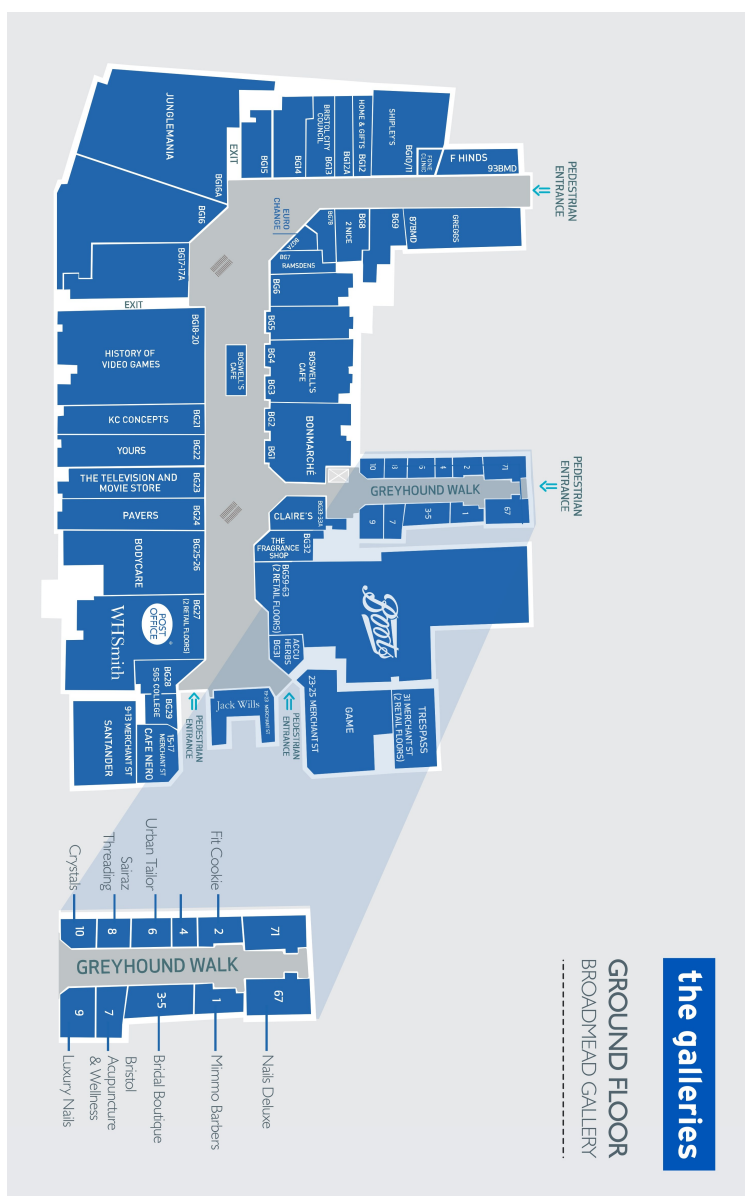
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Internal Images

