

SHOP TO LET

Flexible Lease Available

BRISTOL — The Galleries

6 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.**
- 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 staff accommodation and storage to the rear, providing the following approximate internal floor areas:

	sqm	sqft
Ground Floor Sales:	107.1	1,153

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

The tenant will be asked to lodge a rent deposit of £2,500 +VAT upon taking occupation.

£2,200 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: £1,653 per month
(2021/22)

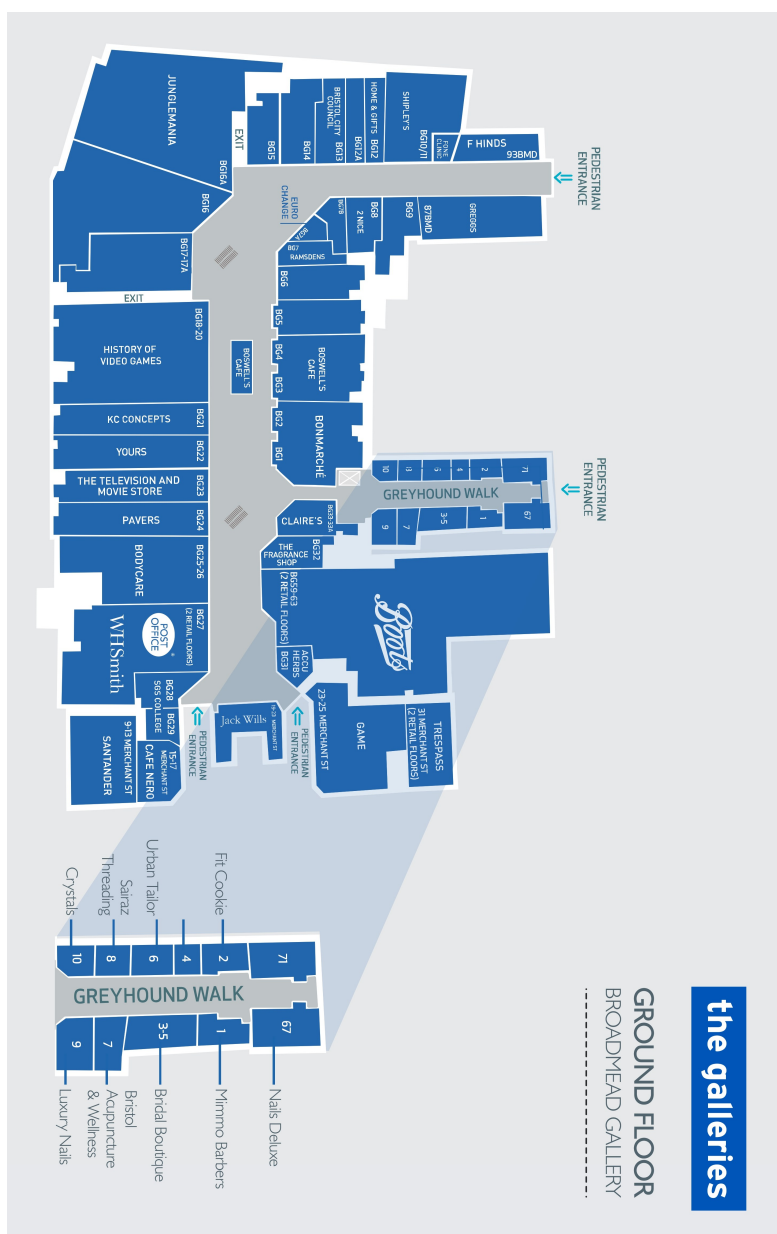
UBR: 49.9 p/£

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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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.

Please contact the leasing agent to discuss your business plan and property requirements.



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