

SHOP TO LET

Flexible Lease Available

BRISTOL — The Galleries

7b 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.**
- Small and affordable shop, 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 to the rear, providing the following approximate internal floor areas:

	sqm	sqft
Ground Floor Sales:	45.8	493

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

£800 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: £894 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.

Upon Application.

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

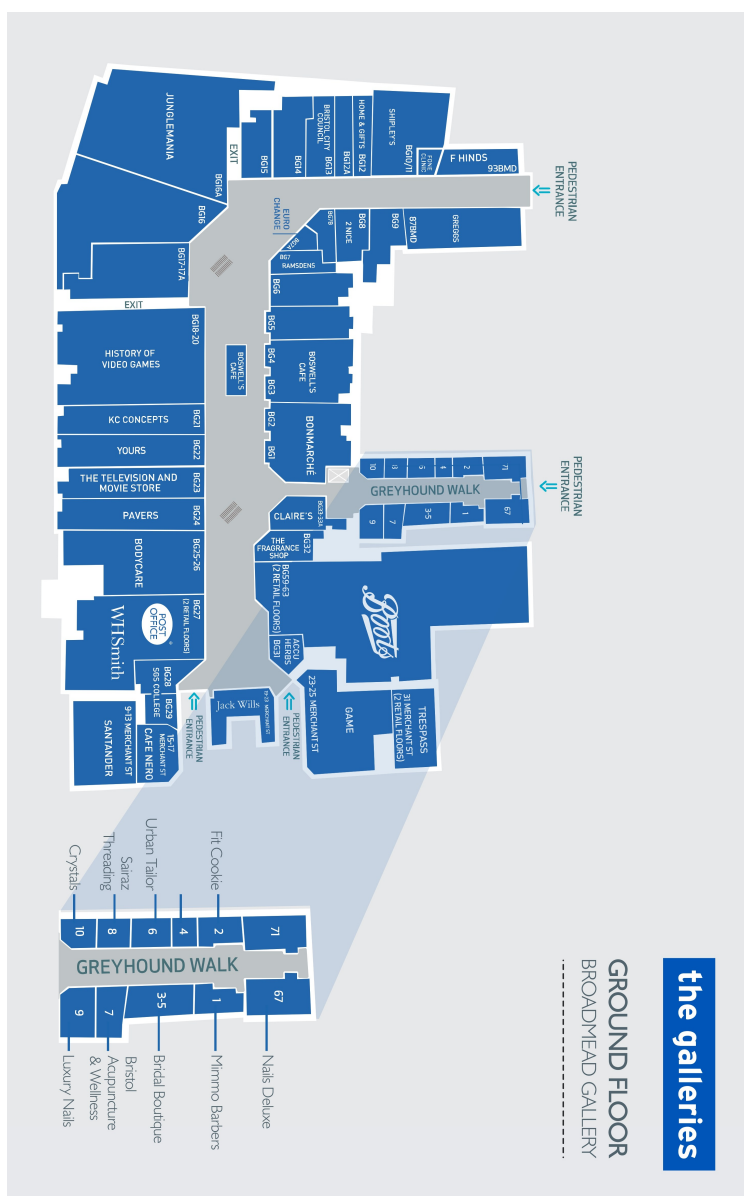
Please contact the leasing agents to discuss your business plan and arrange a viewing.

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October 2021



Internal Images

