

SHOP TO LET

Flexible Lease Available

BRISTOL — The Galleries

42 Castle 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.
- Fitted former jewellery shop unit located at the escalator access to Castle Gallery, and adjacent to the scheme toilets.
- Notable occupiers trading on Castle Gallery include **Poundland** (adjacent), **The Entertainer**, and **Argos**.
- Immediately available by way of a new flexible lease.

SAVILLS BRISTOL

Embassy House, Queens Avenue
Bristol, BS8 1SB

savills.co.uk

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Accommodation / Description

The unit is arranged over ground floor sales with staff accommodation to the rear and provides the following approximate internal floor area:

	sqm	sqft
Ground floor sales:	58.9	635

Lease

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.

Rent

£700 per calendar month excluding VAT, Business Rates, and electricity used.

Business Rates

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

Rates Payable: £499 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.

EPC

E (125)

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

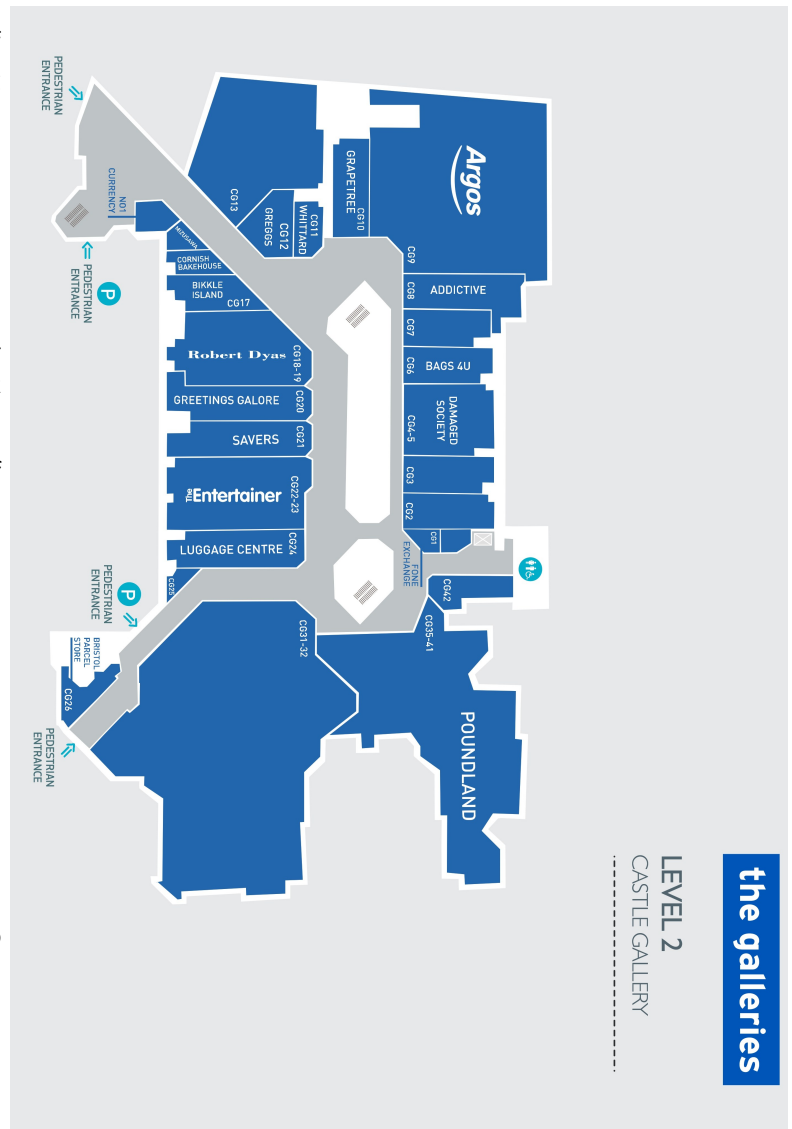
07740 197 177

ropalmer@savills.com

Luke Woodmansee

0117 910 2355

luke.woodmansee@savills.com



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Internal Images

