

SHOP TO LET

Flexible Lease Available

BRISTOL — The Galleries

22 Union 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.
- Shop unit with prominent frontage on to Union Gallery, adjacent to **Boots**.
- Notable occupiers trading in the immediate vicinity include **W H Smith**, **Boots** and **Burger King**.
- Immediately available by way of a new flexible lease.

SAVILLS BRISTOL

Embassy House, Queens Avenue
Bristol, BS8 1SB

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Accommodation / Description

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

	sqm	sqft
Ground floor sales:	79.7	858

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

£750 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: £676 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

D (85)

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

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Internal Images

