



79 Broadmead

Bristol, BS1 3DX

Retail Unit To Let

3,073 sq ft

(285.49 sq m)

- High footfall location
- Low Rateable Value
- Suitable for a variety of uses including retail, restaurant, café, office and medical
- Available by way of new lease granted within the Landlord & Tenant Act 1954

Summary

Available Size	3,073 sq ft
Rent	£55,000 per annum
Rates Payable	£13,847.25 per annum
Rateable Value	£27,750
VAT	All figures quoted are exclusive of VAT.
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

Bristol is the second largest city in the south of England with a total metropolitan population of 1.6 million. It is the fastest growing city outside of London and has been since 2009.

The unit is located on the south side of Broadmead next to Savers and is close to Boots, Pret a Manger, Sainsbury's Local, Lidl, Tesco Metro, Tesco Mobile, Three Mobile, Greggs and Metro Bank.

Bristol's central retail core is set to be transformed in the coming years with the proposed redevelopment of the Galleries Shopping Centre into a mixed use, 24 hour environment with new public realm with uses to include retail, student, residential, hotel and offices, the impact of which will have major benefits.

Description

The property comprises part of a mid terrace building arranged over ground and two upper floors. The property offers ground floor trading space with ancillary accommodation on the upper floors.

Accommodation

The accommodation comprises the following approximate areas:

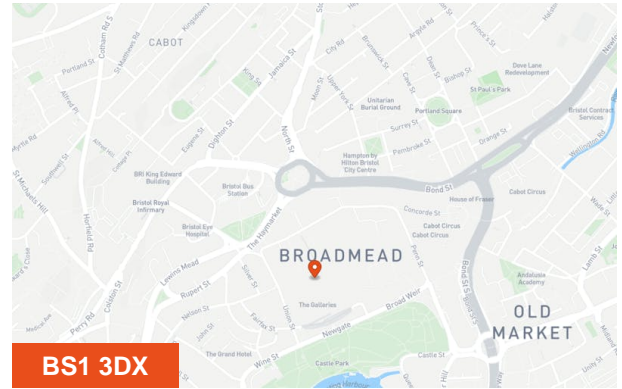
Name	sq ft	sq m	Availability
Ground - Sales	1,100	102.19	Available
Ground - Ancillary	105	9.75	Available
1st - Ancillary	960	89.19	Available
2nd - Ancillary	908	84.36	Available
Total	3,073	285.49	

Terms

The property is available by way of a new lease for a term of years to be agreed within the security of tenure provisions of the Landlord & Tenant Act 1954.

VAT

All figures quoted are exclusive of VAT.



Viewing & Further Information

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Plotted Scale - 1:1,000