



64 Broadmead

Bristol, BS1 3ED

Shop To Let

2,126 sq ft

(197.51 sq m)

- High footfall location in Bristol city centre
- Suitable for a variety of uses within Class E
- Available by way of new FRI lease outside the Landlord & Tenant Act 1954

Summary

Available Size	2,126 sq ft
Rent	£65,000 per annum
Rates Payable	£15,843.25 per annum
Rateable Value	£31,750
Legal Fees	Each party is to be responsible for their own legal costs incurred.
EPC Rating	D (91)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,080	100.34	Available
1st	548	50.91	Available
2nd	498	46.27	Available
Total	2,126	197.52	

Description

The property comprises a three-storey building with sales at ground floor and ancillary storage over first and second floors. The property benefits from Class E use and a service yard to the rear.

Location

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

The subject opportunity is situated on the north side of Broadmead opposite Boots. In close proximity is Sainsbury's Local, Skechers, Metro Bank, Pret a Manger and Lidl.

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 and private residential, hotel and offices.

Lease

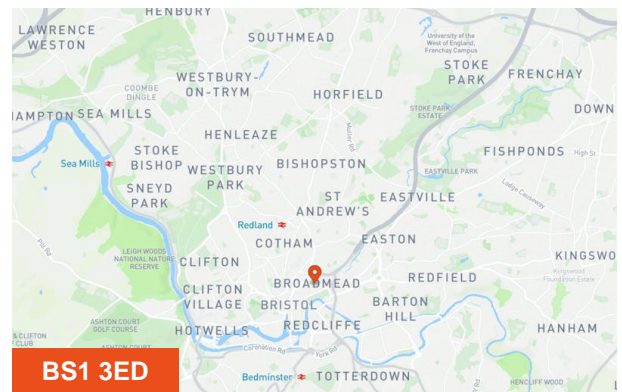
The property is available by way of a new full repairing and insuring lease for a term by arrangement.

VAT

All prices quoted exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs incurred.



Viewing & Further Information

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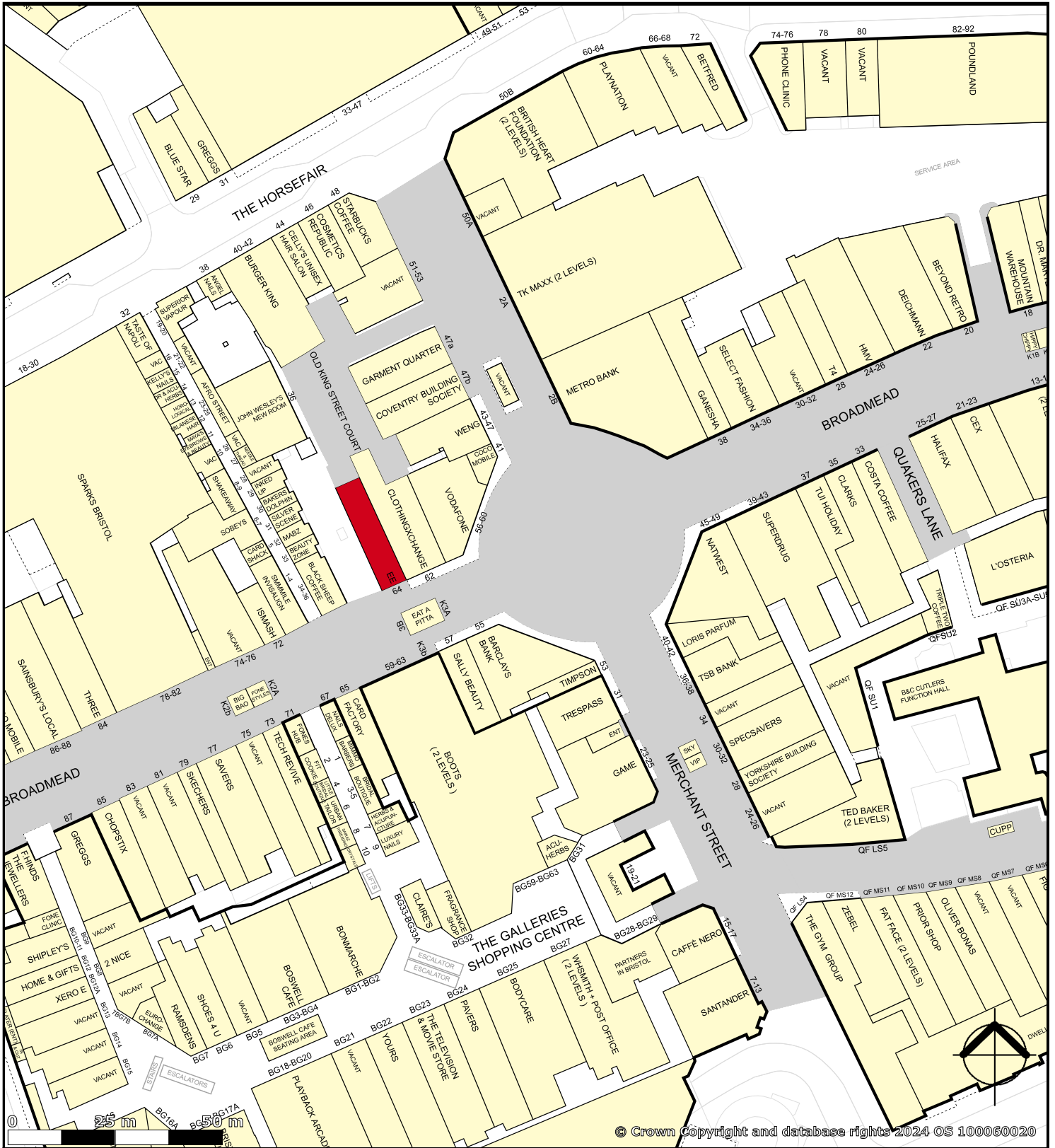
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Spencer Wilson (ARC Retail)

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64 Broadmead, Bristol, BS1



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Plotted Scale - 1:1,250