



57 Broadmead

Bristol, BS1 3EA

Prominent Retail Unit To Let

4,076 sq ft

(378.67 sq m)

- High footfall location
- Suitable for a variety of uses including retail, restaurant, café, office and medical
- Available by way of new lease
- Adjacent to Boots and Barclays Bank. Other nearby occupiers include TK Maxx, Metro Bank and Greggs

Summary

Available Size	4,076 sq ft
Rent	£79,500 per annum
Rates Payable	£21,082.75 per annum
Rateable Value	£42,250
Service Charge	Further information available upon request.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

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 Boots and is close to TK Maxx, Sainsbury's Local, NatWest, Starbucks, 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 three upper floors. The property offers ground and first floor trading space with ancillary accommodation on the upper floors.

Accommodation

The accommodation comprises the following areas:

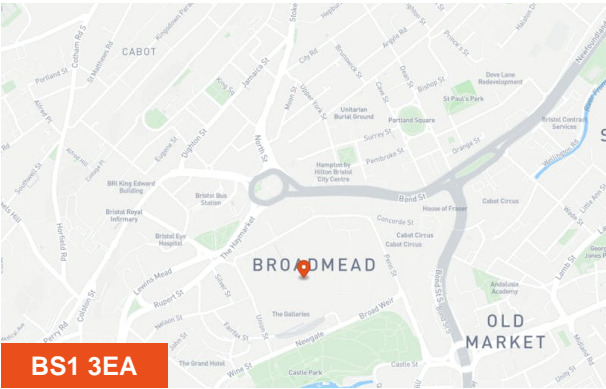
Name	sq ft	sq m	Availability
Ground	1,257	116.78	Available
1st - Sales	1,257	116.78	Available
2nd	1,108	102.94	Available
3rd	454	42.18	Available
Total	4,076	378.68	

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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