



47b Merchant Street

Bristol, BS1 3EE

## Prominent Retail Unit in Broadmead Shopping Quarter

**1,822 sq ft**  
(169.27 sq m)

- Pedestrianised retail location
- Excellent frontage onto Merchant Street
- Directly opposite TK Maxx and Metro Bank
- Subject to vacant possession

## Summary

<b>Available Size</b>	1,822 sq ft
<b>Rent</b>	£47,500 per annum
<b>Rates Payable</b>	£28,665 per annum
<b>Rateable Value</b>	£52,500
<b>Service Charge</b>	Further details upon application.
<b>VAT</b>	Applicable. All figures quoted are exclusive of VAT.
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B

## Location

Bristol is the largest city in the South West region and is recognised as one of the main financial hubs outside London with a catchment population of approximately 800,000. The city has over 50,000 students enrolled at its two universities and attracts over 12m tourists annually. Bristol's bustling modern economy is rich with heritage, with new-build developments co-existing harmoniously alongside attractive Old City historic landmarks. The city is also renowned for its creative spaces and often plays host to a number of popular artistic festivals and events.

## Description

The subject unit is located on Merchant Street and forms parts of Bristol's principal pedestrianised retail area. The property is close to Starbucks, Metro Bank, Primark and directly opposite TK Maxx.

Merchant Street is a key route linking The Horsefair and Broadmead, connecting Primark with Cabot Circus.

## Accommodation

The accommodation comprises the following approximate areas:

Name	sq ft	sq m	Availability
Ground - Sales	1,822	169.27	Available
<b>Total</b>	<b>1,822</b>	<b>169.27</b>	

## Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed. The lease will be contracted out of 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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### Richard Saunders

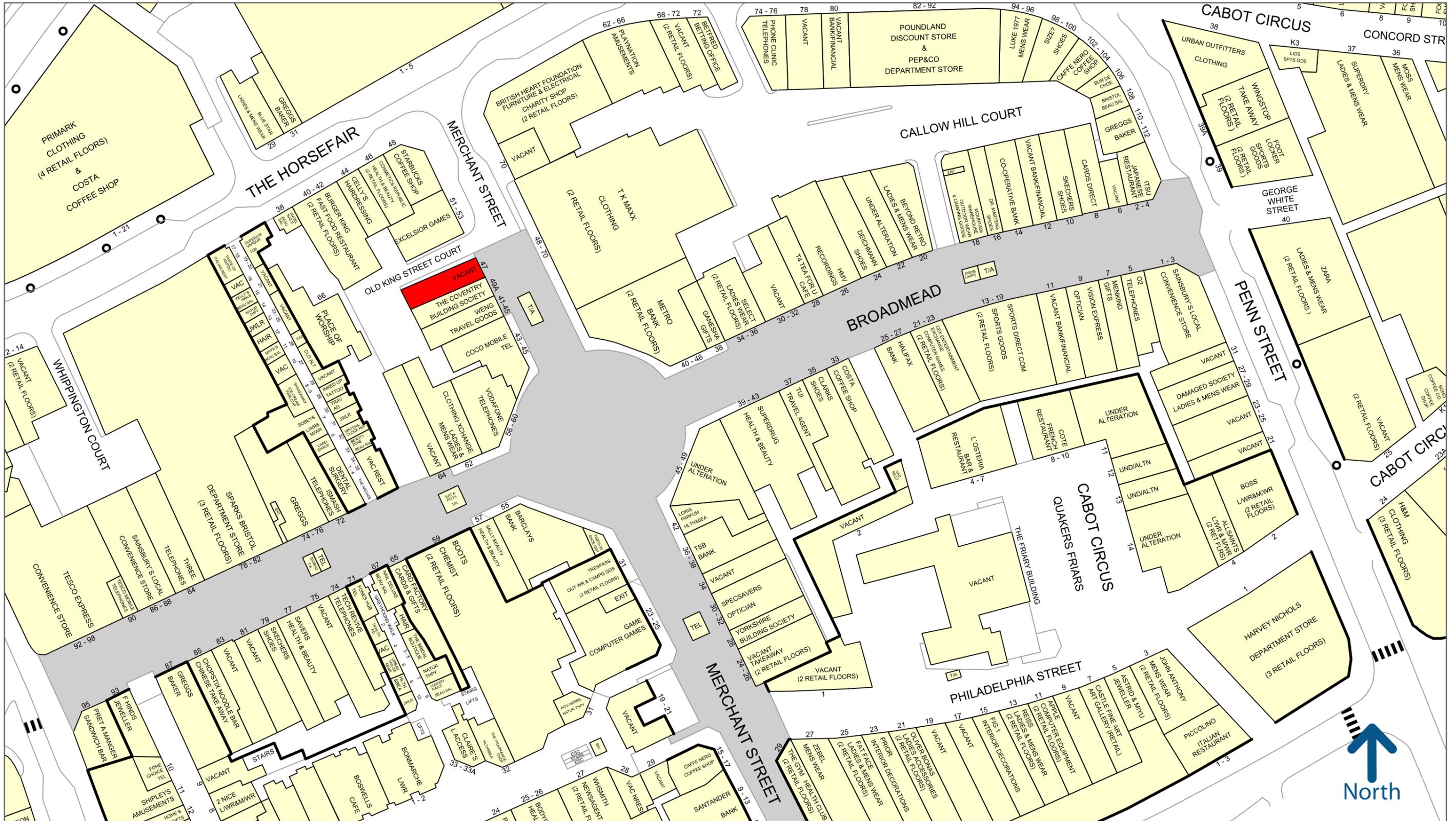
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