

TO LET - HIGH STREET RETAIL

KIOSK ON FLEXI-LEASE

BRISTOL - THE GALLERIES

Gw10, Bristol, BS1 3DT



- 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.
- Notable retailers in the scheme include Boots, Argos, WHSmith, Post Office, Waterstones, Burger King, Subway, and Poundland.
- Available on a low rent, short-form, and flexible lease.

SAVILLS Bristol
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Bristol BS8 1SB

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BRISTOL - The Galleries, Gw10, Bristol, BS1 3DT

Summary

Available Size	207 sq ft
Rent	£10,750 per annum Rent includes service charge and insurance, but excludes Business Rates, VAT and utilities used.
Rates Payable	£3,493 per annum The tenant is to confirm their likely liability with the local rating authority.
Rateable Value	£7,000
Service Charge	N/A
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

Location

The premises are located within Greyhound Walk amongst boutique local traders.

Accommodation

The premises are presented in a part-fitted condition as shown in the photos, comprising the following approximate internal floor area:

Name	sq ft	sq m
Ground - Retail Sales / Ancillary	207	19.23
Total	207	19.23

Rent

£10,750 per annum inclusive of service charge and insurance, but excluding VAT, Business Rates, and utilities used.

Terms

The premises are immediately available on a short-format lease, with both landlord and tenant break options to be agreed.

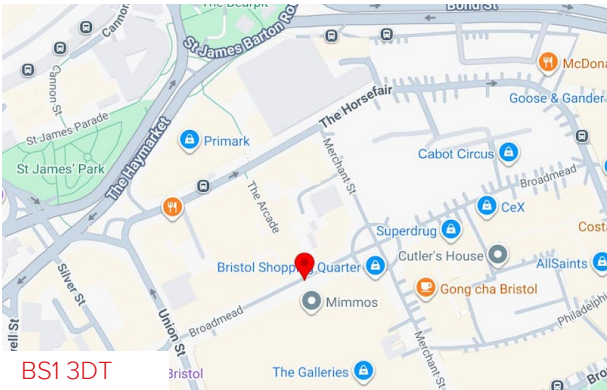
The tenant will be asked to a lodge a rent deposit of £3,500 +VAT upon taking occupation.

Legal costs

The tenant will not be asked to pay any of the landlord's professional costs but will be expected to pay it's own costs incurred in the transaction.

Viewings

Please contact the leasing agents to discuss your business plan and arrange a viewing.



Viewing & Further Information

Sebastian

Collins

01179 102 209 |

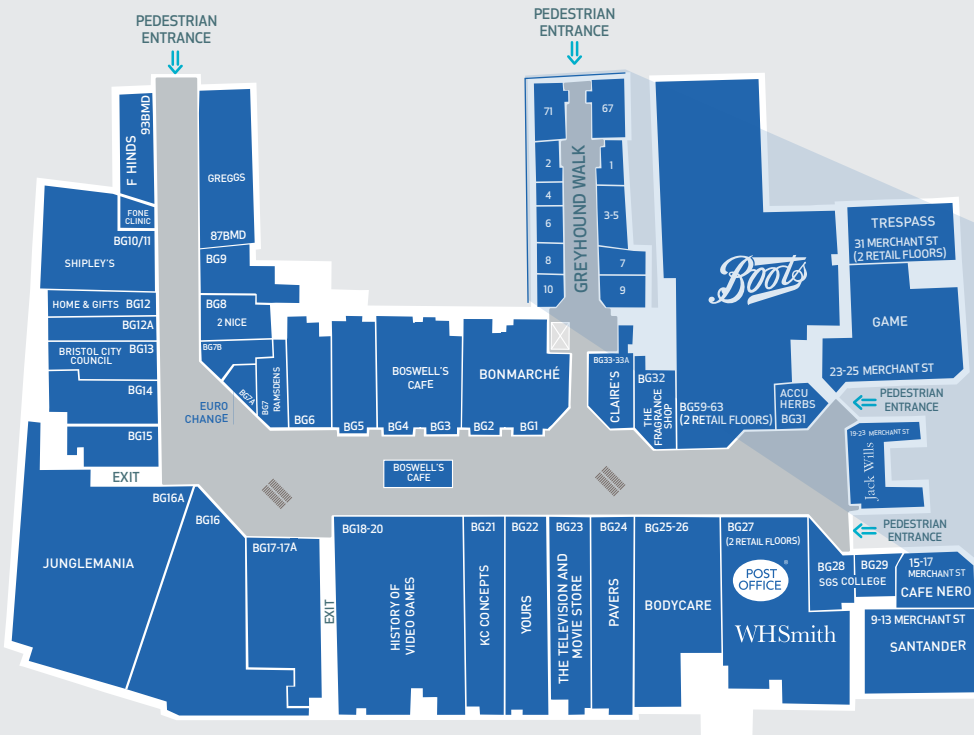
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the galleries

GROUND FLOOR BROADMEAD GALLERY



LEVEL I UNION GALLERY



LEVEL 2 CASTLE GALLERY

