

# BRISTOL - THE GALLERIES

BG5 Broadmead Gallery, Bristol, BS1 3XE



- Bristol is the largest city in the southwest with a population of over 450,000 people.
- The Galleries shopping centre 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, and Poundland.
- Located at the heart of the ground floor, close to the scheme escalators.
- This shop is situated between independent clothing boutique **Rockamilly** and established cafe **Boswells**, opposite the popular History of Video Games and close to Junglemania kids' play.
- Fitted retail opportunity available to hand over "as is", on a short term / flexible lease.

## Location

This unit is located in the middle of the main shopping level, adjacent to anchor tenant Boswells and close to Ramsdens, Yours Clothing, and Pavers Shoes.

## Accommodation

The premises are arranged to provide open plan retail to the front with staff ancillary and storage to the rear and at mezzanine level, comprising the following approximate net internal floor areas:

Name	sq ft	sq m
Ground - Retail / Ancillary	1,207	112.13
Mezzanine - 1F Storage / Staff	89	8.27
<b>Total</b>	<b>1,296</b>	<b>120.40</b>

## 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 lodge a rent deposit of £2,500 +VAT upon taking occupation.

## Rent

£1,890 per calendar month excluding VAT, Business Rates, and electricity used.

## EPC

D (88)

## 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.

## Business Rates

Rates payable: £1,164.33 per month  
(based upon Rateable Value: £28,000)

RV effective 1st April 2023. A tenant may qualify for a 75% discount from the Rates Payable through the Retail, Hospitality and Leisure Relief Scheme. Interested parties should contact the local rating authority to confirm their likely liability.

## Contact

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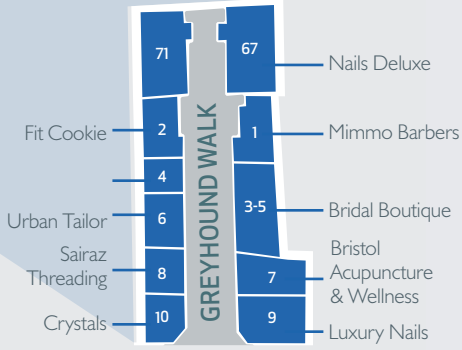
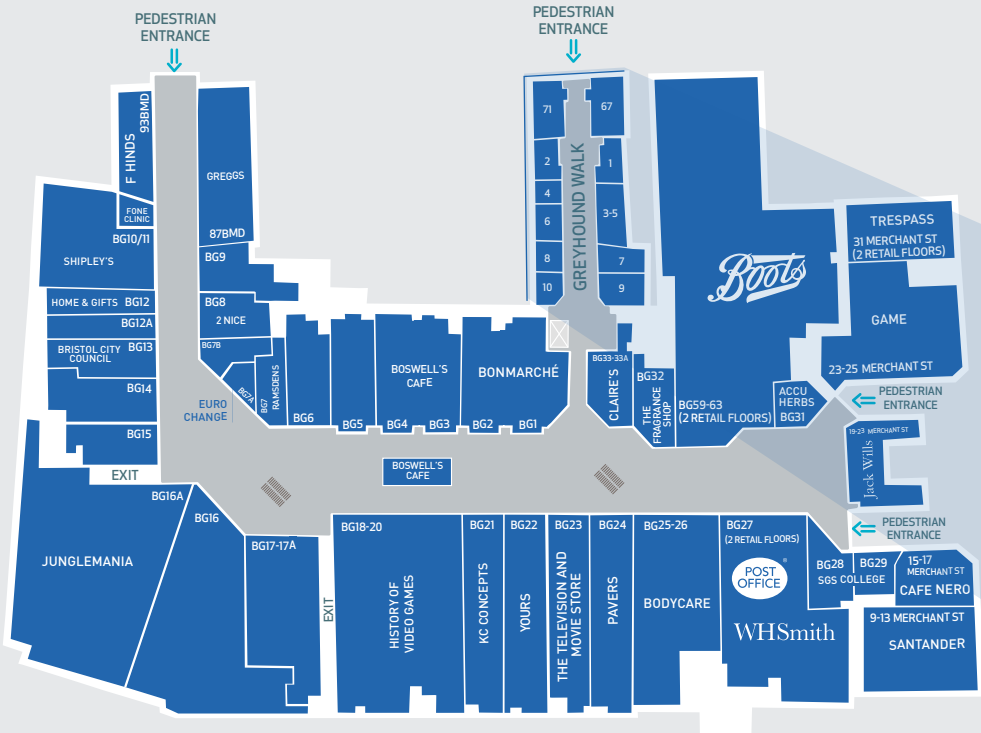
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# the galleries

## GROUND FLOOR BROADMEAD GALLERY



## LEVEL I UNION GALLERY



## LEVEL 2 CASTLE GALLERY

