# TO LET - CLASS E RETAIL / LEISURE

# 75 BROADMEAD Bristol, BS1 3DX



- Bristol is the largest city in the southwest with a population of over 450,000 people and a consumer base of 866,000.
- Broadmead is the dominant retail area of the city centre and is well connected to The Galleries and Cabot Circus shopping centre.
- The premises benefit from strong footfall from the neighbouring office, student, and leisure districts.
- Notable occupiers trading on Broadnmead include; Chopstix, Foot locker, Sainsbury's, Skechers, Pret a Manger, Card Factory, Superdrug, Costa, HMV, Deichmann, Sports Direct, itsu, Beyond Retro.
- The premises comprises of 3 floors and has a prominent glazed frontage to Broadmead.

SAVILLS Bristol Embassy House Bristol BS8 1SB

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# 75 Broadmead, Bristol, BS1 3DX

## Summary

| Available Size | 4,618 sq ft  |
|----------------|--|
| Rates Payable  | £23,702.50 per annum<br>A tenant may qualify for a 75% discount from the Rates Payable<br>through the Retail, Hospitality and Leisure Relief Scheme.<br>Interested parties should contact the local rating authority to<br>confirm their likely liability. |
| Rateable Value | £47,500  |
| EPC Rating     | D (76)   |

#### Location

The premiers are located in the western stretch of Broadmead, adjacent to Savers.

## Accommodation

The accommodation comprises the following approximate net internal areas:

| Description              | sq ft | sq m   |
|--------------------------|-------|--------|
| Ground Floor - Sales     | 2,320 | 215.54 |
| First Floor - Ancillary  | 1,764 | 163.88 |
| Second Floor - Ancillary | 534   | 49.61  |
| Total                    | 4,618 | 429.03 |

# Terms

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed, subject to an upward only rent review at the expiry of each 5th year of the term.

#### Rent

On application.

## Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

# EPC

D (76)

## Viewings

Strictly by prior arrangement with the appointed Savills contacts.



# Viewing & Further Information

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#### Sebastian

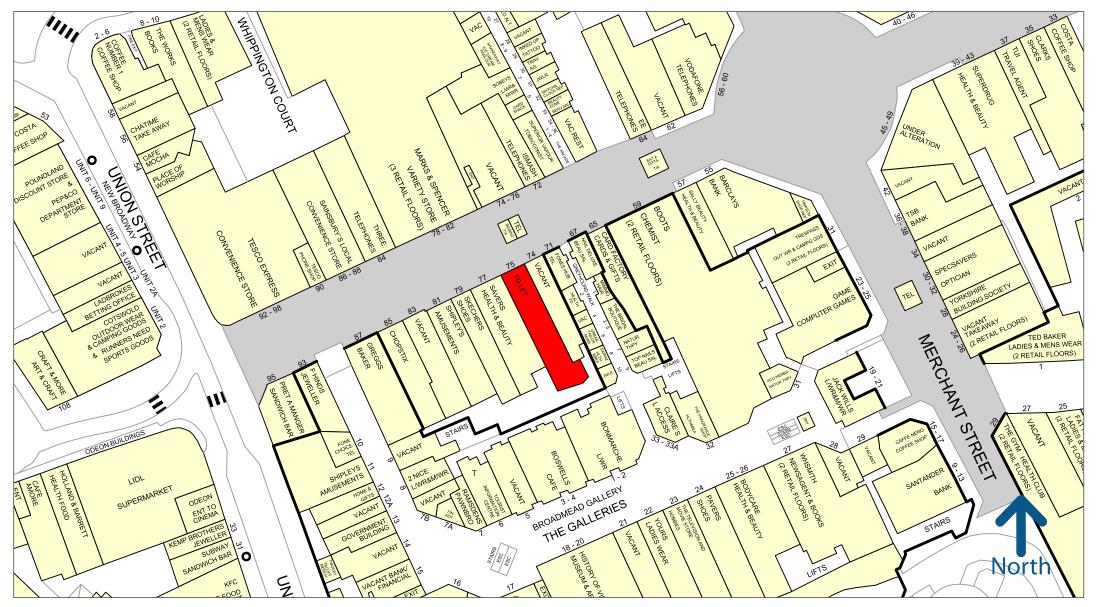
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Map data





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