

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 Broadmead 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

savills.co.uk



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Summary

Available Size	4,618 sq ft
Rates Payable	£23,702.50 per annum 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.
Rateable Value	£47,500
EPC Rating	D (76)

Location

The premises 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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50 metres

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