

TO LET - HIGH STREET RETAIL

UG2 THE GALLERIES, BRISTOL BS1 3XA

Fully fitted shop to let on flexible terms



Key Highlights

- The Galleries is situated in the heart of Broadmead and provides over 300,000 sq ft of retail space with 1,000 customer parking spaces.
- Retailers in the scheme include Boots, Argos, TGJones, Post Office, Waterstones, Burger King, Subway and Poundland.
- Fitted shop available by way of an inclusive rent and flexible Lease.
- Located on the middle level of the scheme, opposite the Food Court and close to Boots and TG Jones.

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Dock House, Welsh Back
BS1 4SB

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LOCATION

The premises are prominently located on the middle level, facing the Food Court (Burger King, Subway etc.) with nother notable brands trading on this level including Waterstones and Wed2B.

TERMS

The premises are available on a short-format Lease with both Landlord and Tenant break options to be agreed. The Tenant will be asked to pay a rent deposit of £2,500 + VAT upon taking occupation.

RENT

£1,650 per calendar month including Service Charge and Insurance, excluding Rates.

EPC

C (73)

ACCOMMODATION

The premises are presented in a fitted condition, arranged to provide retail space with ancillary accommodation to the rear. The premises comprise the following approximate internal floor areas:

	SQ FT	SQ M
Ground - Retail Sales/Ancillary	1,151	106.93
TOTAL	1,151	106.93

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LEGAL COSTS

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

BUSINESS RATES

Rateable Value : £17,000 (April 2026)

VAT

Applicable.

VIEWINGS

Please contact the Leasing Agents to discuss your business plan and arrange a viewing.



CONTACTS

For further information please contact:

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