

TO LET - FOOD & BEVERAGE / SHOPPING CENTRE UNIT

FC01 THE GALLERIES, BRISTOL BS1 3XA

Food & Beverage / Shopping Centre Unit



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.
- FC01 comprises a rear kitchen / prep area with gas feeds and extraction hoods plus walk-in chillers. The customer area includes part-fitted servery plus demised seating area.
- Located in the Food Court on the middle level of The Galleries, where brands include Burger King and Subway.

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LOCATION

The Food Court is prominently located on the middle level of The Galleries, between the escalator stacks.

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 lodge a rent deposit of £4,000 + VAT upon taking occupation.

RENT

£2,000 per calendar month including Service Charge and Insurance, excluding Rates.

EPC

C (62)

ACCOMMODATION

The premises provide a kitchen/prep area with kiosk style servery and demised customer seating area. The kitchen facilities are partly fitted to include chiller and extraction, ready for the ingoing tenant to install its own cookers etc. The premises total the following approximate internal floor areas:

	SQ FT	SQ M
Ground - Kitchen / Servery	907	84.26
Ground - Demised Customer Seating	1141	106
TOTAL	2,048	190.26

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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 : £10,750 (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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