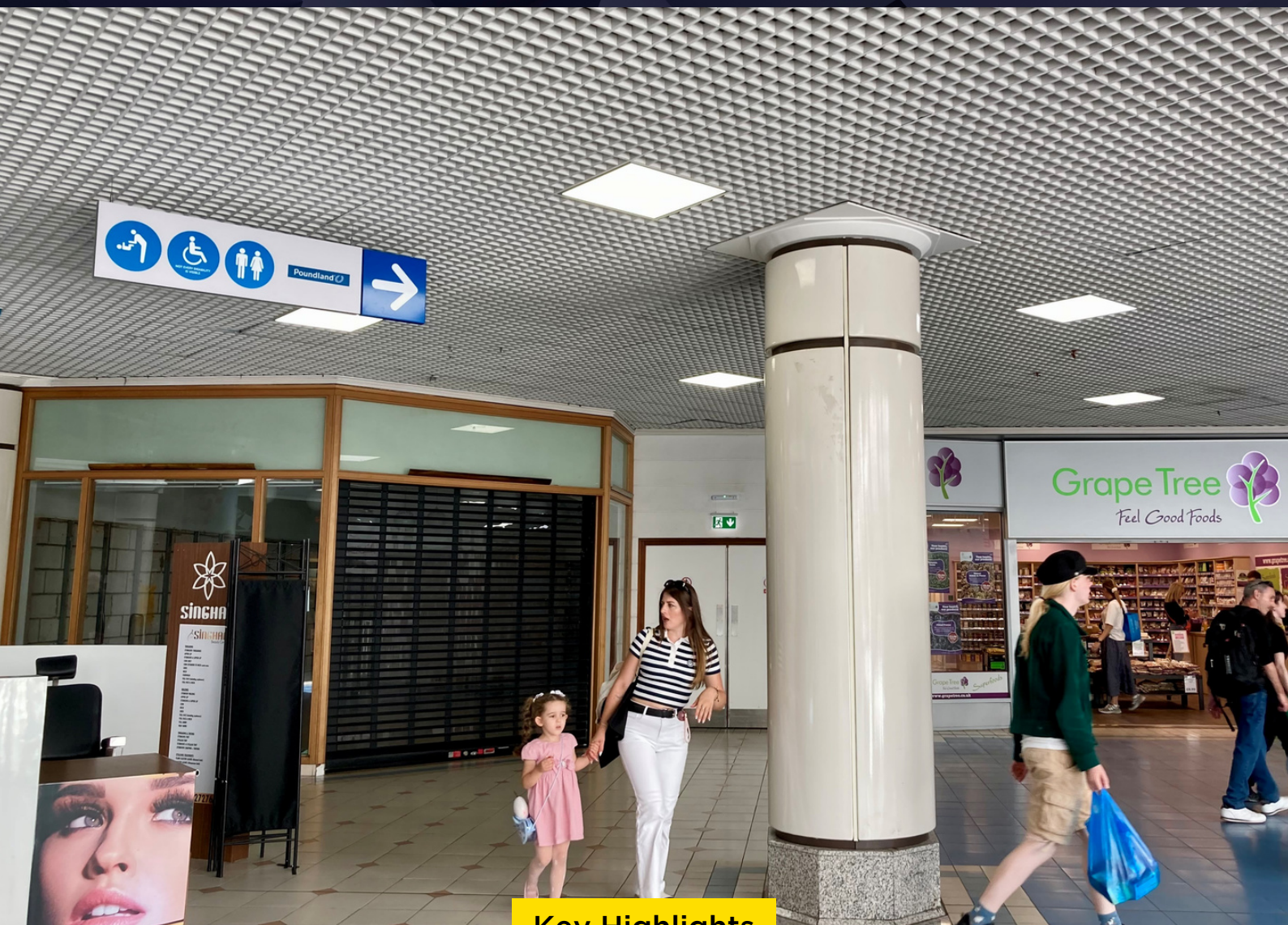


TO LET - HIGH STREET RETAIL

CG11 THE GALLERIES, BRISTOL BS1 3XA

Part fitted shop to let on flexible terms - Subject to Vacant Possession



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.
- Part fitted former retail shop available by way of an inclusive rent and flexible Lease to be handed over 'as is'.
- Situated on the corner of the busy Castle Park entrance, adjacent to Greggs, Grape Tree and Argos.

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Dock House, Welsh Back
BS1 4SB

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LOCATION

The unit is located on the upper level of the scheme, at the head of the escalators, surrounded by a mix of regional and national occupiers including Robert Dyas and Cornish Bakehouse.

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 £2,500 + VAT upon taking occupation.

RENT

£1,200 per calendar month including Service Charge and Insurance, excluding Rates.

EPC

C (60)

ACCOMMODATION

The premises are presented in a part-fitted condition comprising the following approximate internal floor areas. There is also basement storage available.

	SQ FT	SQ M
Ground Floor Retail	552	51.28

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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 : £9,800 (April 2026)

An incoming occupier may qualify for 100% relief from Business Rates under the Small Business Rates Relief. Occupiers should make their own enquiries with the Local Rating Authority.

VAT

Applicable.

VIEWINGS

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



CONTACTS

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