

TO LET - HIGH STREET RETAIL

# BG31 THE GALLERIES, BRISTOL BS1 3DT

Affordable Kiosk To Let



## Key Highlights

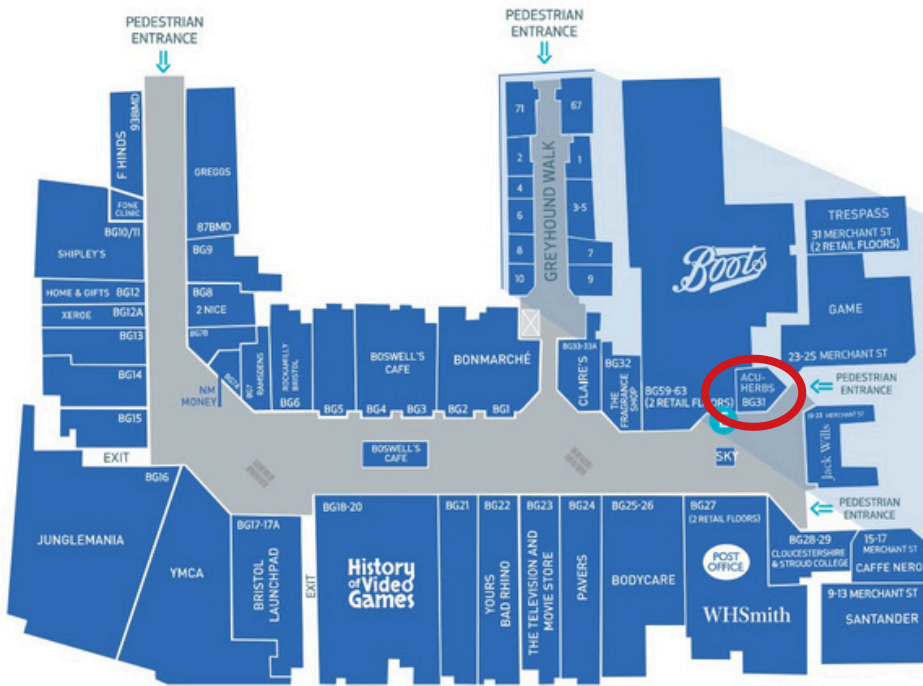
- The Galleries is situated in the heart of Broadmead and provides over 300,000 sq ft of retail space with 1,000 customer parking spaces.
- Retailers in the scheme include Boots, Argos, TGJones, Post Office, Waterstones, Burger King, Subway and Poundland.
- Kiosk to let on a low rent, short-form and flexible lease.
- Prominently positioned immediately adjacent to the scheme entrance leading towards Quakers Friar and Cabot Circus, beyond.
- Notable retailers trading in the immediate vicinity include Boots, TG Jones, Post Office, The Fragrance Shop and Caffe Nero.
- Property qualifies for 100% Rates Relief (see overleaf).

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BS1 4SB

0117 910 2200

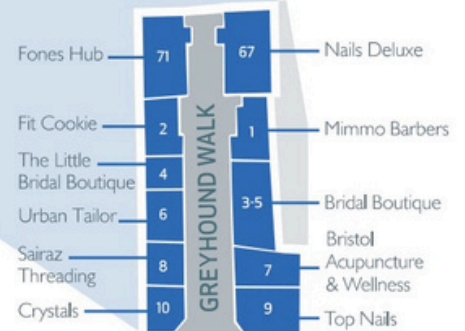
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# the galleries

## GROUND FLOOR BROADMEAD GALLERY



### 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 : £6,300 (2026).

An ingoing occupier may qualify for 100% relief from Business Rates under the Small Business Rates Relief. Occupiers should make enquiries of the Local Rating Authority.

### 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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