

TO LET - HIGH STREET RETAIL

9-13 MERCHANT STREET, THE GALLERIES, BRISTOL BS1 3EH

Partially fitted unit 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.
- Partially fitted unit available by way of an inclusive rent and flexible Lease.
- Prominent pitch adjacent to Caffè Nero and directly opposite The Gym Group.
- Merchant Street is one of the main thoroughfares into Broadmead.

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LOCATION

The premises are located on Merchant Street opposite Quakers Friars which is one of the main links from The Galleries to Cabot Circus. The unit is directly adjacent to Caffè Nero and the entrance to The Galleries.

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 £3,500 + VAT upon taking occupation.

RENT

£4,000 per calendar month including Service Charge and Insurance, excluding Rates.

EPC

B (46)

ACCOMMODATION

The premises are presented in a part-fitted condition comprising the following approximate internal floor areas:

	SQ FT	SQ M
Ground Floor	3,634	337.6

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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 : £61,000 (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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