

FC01 THE GALLERIES, BRISTOL

Bristol, BS1 3XE



- Bristol is the largest city in the southwest with a population of over 450,000 people.
- The Galleries is situated in the heart of Broadmead and provides more than 300,000 sqft of retail space with 1,000 customer parking spaces.
- Notable retailers in the scheme include Boots, Argos, TG Jones, Post Office, and Poundland.
- Located in The Food Court, on the middle level of The Galleries, where brands include **Burger King** and **Subway**.
- Other occupiers trading on this level include Wed2B, and Waterstones.
- 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.
- Available on a low rent, short-form, flexible lease with **no ingoing premium**.

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Summary

Available Size	2,048 sq ft
Rent	£2,000 per month including service charge and insurance, but excluding Business Rates, VAT and utilities used.
Rates Payable	£5,364.25 per annum Based on April 2026
Rateable Value	£10,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (62)

Location

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

Accommodation

The premises provide a kitchen / prep area with kiosk-style servery and demised customer seating area. The kitchen facilities are partly-fitted, as shown in the photos, 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:

Name	sq ft	sq m
Ground - Kitchen / Servery	907	84.26
Ground - Demised Customer Seating	1,141	106
Total	2,048	190.26

Lease Terms / Redevelopment of The Galleries

The Galleries is scheduled for redevelopment in the coming years; the landlord is offering flexible "meanwhile" leases to allow tenants to trade from this busy location until that date.

The premises are immediately available on a short-format 3-year ex-Act lease. All leases have a rolling break option so either the landlord or tenant can terminate on pre-agreed terms.

The tenant will be asked to a lodge a rent deposit of £4,000 +VAT upon taking occupation.

Opening Hours

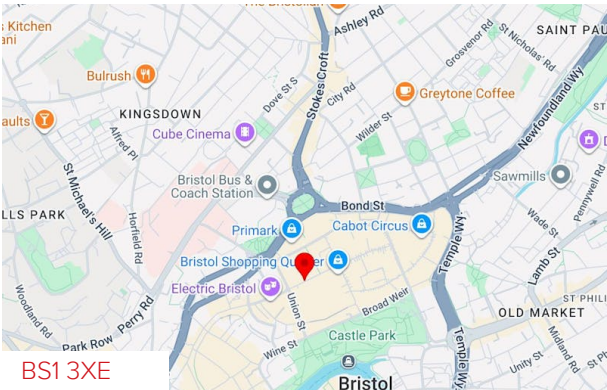
The Galleries is open from 9am to 6pm, Monday to Saturday, and 10am to 5pm on Sunday.

Legal costs

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

Viewings

Please contact the leasing agents to discuss your business plan and arrange a viewing.



Viewing & Further Information

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Category	Left Group (Blue)	Right Group (Grey)
Fones Hub	71	67
Fit Cookie	2	1
The Little Bridal Boutique	4	3-5
Urban Tailor	6	7
Sairaz	8	9
Threading	10	
Crystals		
Nails Deluxe		
Mimmo Barbers		
Bridal Boutique		
Bristol Acupuncture & Wellness		
Top Nails		

LEVEL 2
CASTLE GALLERY