

CG11 CASTLE GALLERY, THE GALLERIES, BRISTOL

Bristol, BS1 3XE



- Bristol is the largest city in the southwest with a population of over 450,000 people.
- The Galleries shopping centre 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, Waterstones, Burger King, Subway and Poundland.
- Situated inside on the corner of the busy Castle Park entrance, adjacent to **Greggs**, Grape Tree, and **Argos**.
- Part fitted former retail shop available by way of an inclusive rent and flexible Lease to be handed over 'as is'.

SAVILLS Bristol
Embassy House
Bristol BS8 1SB

savills.co.uk



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Summary

Available Size	552 sq ft
Rent	£1,200 per month Includes service charge and insurance, excluding all other costs
Rates Payable	£663.25 per month Based on 2026 Valuation
Rateable Value	£9,800
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (45)

Location

This 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.

Accommodation

The premises are presented in a part-fitted condition. There is also basement storage available.

Name	sq ft	sq m
Ground - Retail	552	51.28
Total	552	51.28

Rent

£1,200 per calendar month excluding VAT, Business Rates, and electricity used.

Terms

The premises are immediately available on a short-format lease, with both landlord and tenant breaks to be agreed.
The tenant will be asked to a lodge a rent deposit of £2,500 + VAT upon taking occupation.

EPC

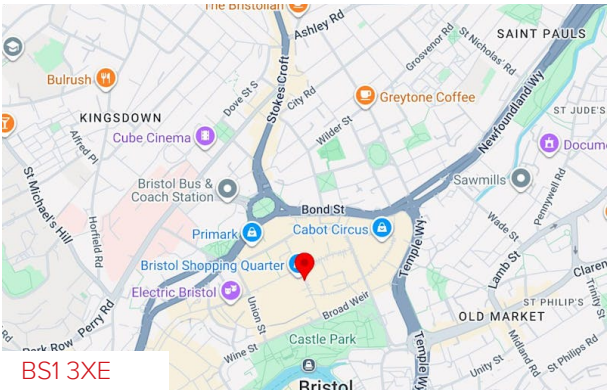
C (60)

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

Sebastian

Collins

+44 (0) 1179 102
209 | +44 (0)
7800 912 541
sebastian.collins@savills.com

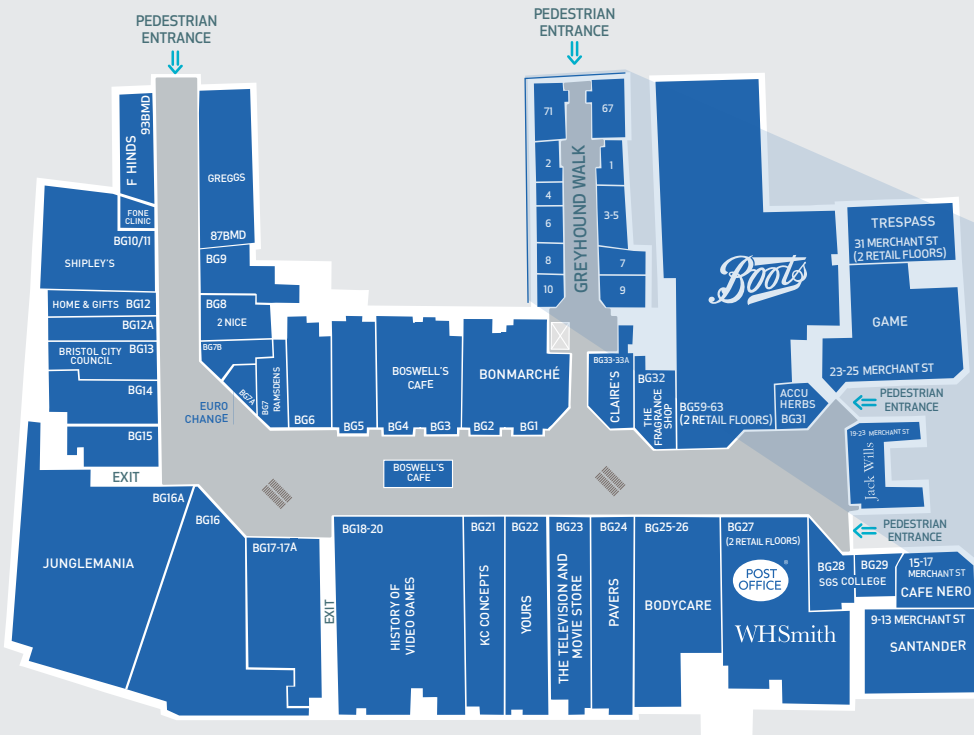
Robert Palmer

+44 (0) 1179 102
210 | +44 (0)
7740 197 177
ropalmer@savills.com

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the galleries

GROUND FLOOR BROADMEAD GALLERY



LEVEL I UNION GALLERY



LEVEL 2 CASTLE GALLERY

