

# **TO LET**



83 Broadmead Bristol, BS1 3DT

# **Shop To Let**

**3,994 sq ft** (371.05 sq m)

- High footfall location
- Suitable for a variety of uses
- Low business rates payable of only £18,816 from April 2023, assuming the standard multiplier

# 83 Broadmead, Bristol, BS1 3DT

#### Summary

| Available Size | 3,994 sq ft   |
|----------------|---|
| Rent           | £78,950 per annum exclusive                             |
| Rates Payable  | £33,792 per annum<br>Based on the April 2017 valuation. |
| Rateable Value | £66,000   |
| EPC Rating     | C (57)  |

#### Location

Bristol is the second largest city in the south of England with a total metropolitan population of 1.6 million and is the fastest growing city outside of London, which it has consistently been since 2009.

The subject opportunity is situated on the south side of Broadmead adjacent to Shoezone and opposite Sainsbury's Local. In close proximity is Tesco Express, Cotswold Outdoor, Pret a Manger, Boots and the recently opened Lidl.

Bristol's central retail core is set to be transformed in the coming years with the proposed redevelopment of the Galleries Shopping Centre into a mixed use, 24 hour environment with new public realm with uses to include retail, student and private residential, hotel and offices.

### Description

The property comprises a four storey building with sales at ground floor and ancillary storage over first, second and third floors.

## Accommodation

The accommodation comprises the following net internal areas:

| Description           | sq ft | sq m   |
|-----------------------|-------|--------|
| Ground Floor - Sales  | 1,700 | 157.94 |
| 1st Floor - Ancillary | 744   | 69.12  |
| 2nd Floor - Ancillary | 768   | 71.35  |
| 3rd Floor - Ancillary | 782   | 72.65  |
| Total                 | 3,994 | 371.06 |

#### Lease

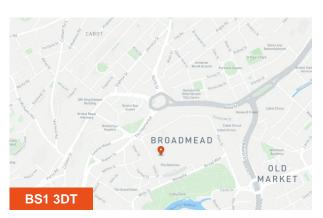
The property is available by way of a new full repairing and insuring lease for a term by arrangement.

#### VAT

All prices are quoted exclusive of VAT.

## Legal costs

Each party is to be responsible for their own legal costs incurred.







## Viewing & Further Information

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