



## 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

## Summary

<b>Available Size</b>	3,994 sq ft
<b>Rent</b>	£78,950 per annum exclusive
<b>Rates Payable</b>	£33,792 per annum Based on the April 2017 valuation.
<b>Rateable Value</b>	£66,000
<b>EPC Rating</b>	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
<b>Total</b>	<b>3,994</b>	<b>371.06</b>

## Lease

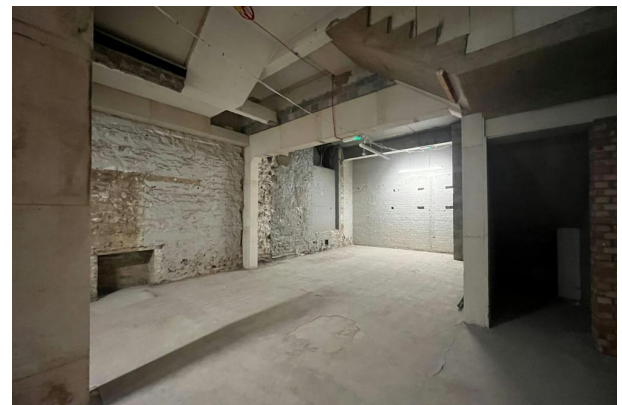
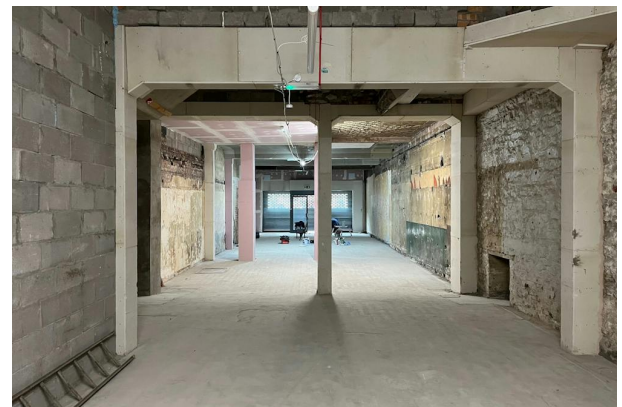
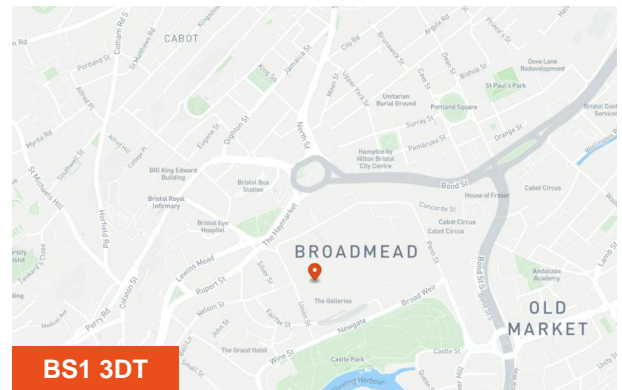
The property is available by way of a new full repairing and insuring lease for a term by arrangement.

## 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

**Rebecca Harries**

07549 120664

rebecca.harries@htc.uk.com

**Richard Saunders**

07825 382835

richard.saunders@htc.uk.com



Experian Goad Plan Created: 09/11/2022  
Created By: Hartnell Taylor Cook LLP

For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011

