



## 43-45 Merchant Street

Bristol, BS1 3EE

### Prominent Retail Unit To Let

**3,141 sq ft**

(291.81 sq m)

- Pedestrianised retail location
- Nearby occupiers include Starbucks, Coventry Building Society, TK Maxx and Primark
- Available by way of new FRI lease outside the Landlord & Tenant Act 1954

## Summary

Available Size	3,141 sq ft
Rent	£65,000 per annum
Rates Payable	£38,220 per annum To be reassessed following sub-division works.
Rateable Value	£70,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

## Location

Bristol is the largest city in the South West region and is recognised as one of the main financial hubs outside London with a catchment population of approximately 800,000. The city has over 50,000 students enrolled at its two universities and attracts over 12m tourists annually. Bristol's bustling modern economy is rich with heritage, with new-build developments co-existing harmoniously alongside attractive Old City historic landmarks. The city is also renowned for its creative spaces and often plays host to a number of popular artistic festivals and events.



BS1 3EE



## Description

The subject unit is located on Merchant Street and forms parts of Bristol's principal pedestrianised retail area. The property is close to Starbucks, Metro Bank, Primark and directly opposite TK Maxx.

Merchant Street is a key route linking The Horsefair and Broadmead. In turn, The Horsefair connects Primark with Cabot Circus, a prime 1m sq ft shopping centre with an annual footfall in the order of 18m and which offers 2,600 car parking spaces.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,484	137.87	Available
1st	1,657	153.94	Available
<b>Total</b>	<b>3,141</b>	<b>291.81</b>	

## Terms

The property is available by way of a new full repairing and insuring lease expiring 1st January 2030. The lease will be contracted outside of the security of tenure provisions of the Landlord & Tenant Act 1954.

## VAT

All figures quoted are exclusive of VAT.

## Viewing & Further Information

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### Richard Saunders

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50 metres

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