

CITY CENTRE CLASS E UNIT TO LET

BRISTOL – 11 UNION GATE, BS1 2DU

37/38 Margaret Street
London W1G 0JF
020 7182 7480
www.fawcettmead.co.uk



Retail property expertise

- Very prominent shop unit with large frontage
- High footfall Broadmead location

LOCATION

A busy corner location within Bristol City Centre, on the western side of Broadmead, opposite **Primark**.

Other surrounding occupiers include **Cotswold Outdoor**, **Poundland**, **Pure Gym**, **Costa**, **Tesco Metro** and a new **Lidl** supermarket due to open soon.

ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Ground Floor Sales:	57.70 sq m	621 sq ft
First Floor :	47.60 sq m	512 sq ft
2nd Floor :	54.20 sq m	583 sq ft
3 RD Floor:	44.70 sq m	481 sq ft

QUOTING RENT

£30,000 per annum exclusive

EPC

Rated E

RATES

Rateable Value - £33,250

Interested parties should verify the actual Rates Payable and whether any Business Rates relief could be available with the Valuation Office (www.gov.uk).

SERVICE CHARGE

Budget cost for the year ending March 2023 is £2,793.

TENURE

The property is available on a new lease for a term to be agreed, outside the 1954 Landlord and Tenant Act.

COSTS

Each party is to be responsible for their own professional costs incurred in the transaction



INSPECTIONS

Viewing is strictly by appointment with:

Craig Cawthorne

07811141407

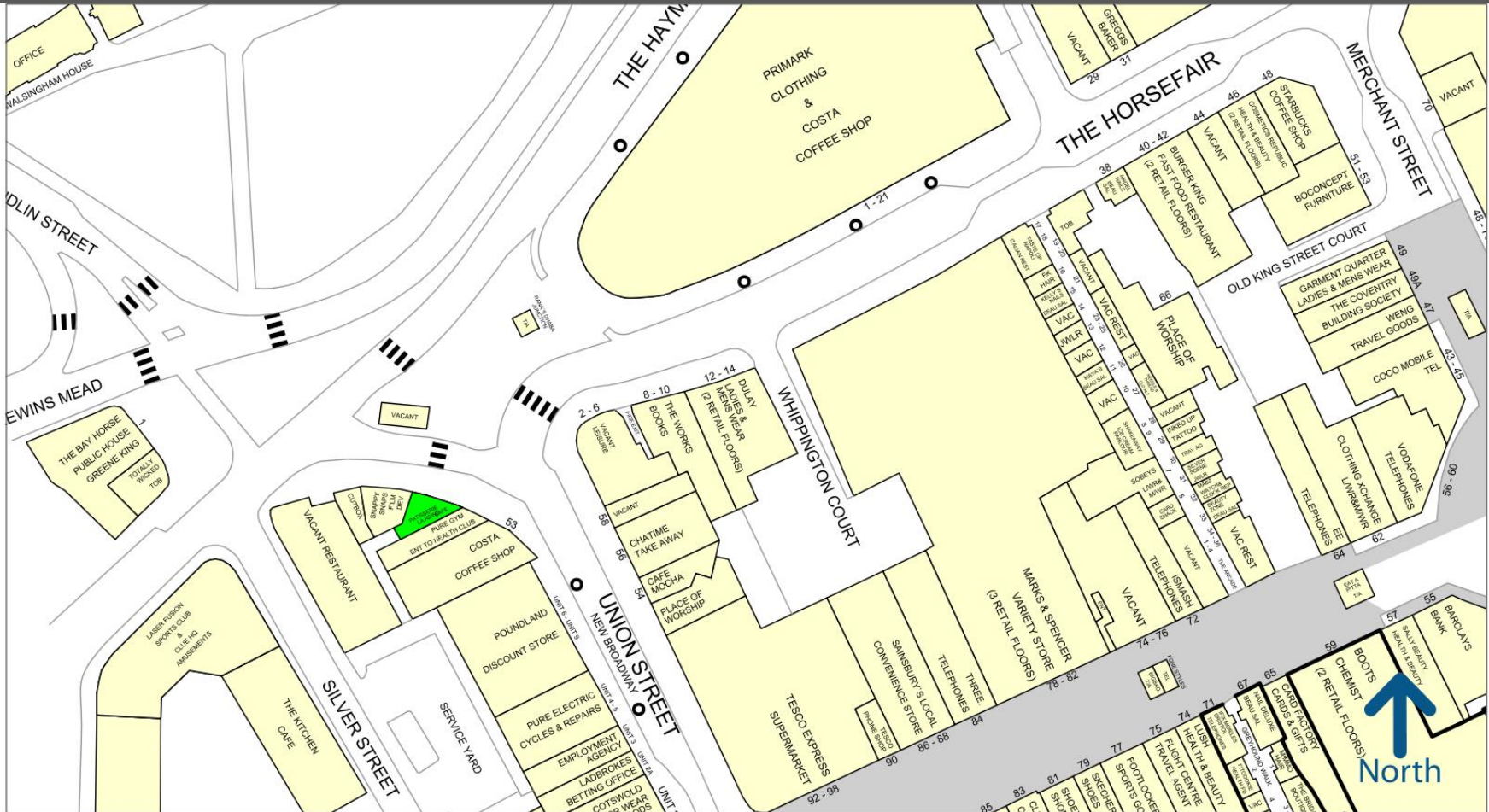
craig@fawcettmead.co.uk

Or our joint agent:

Timothy Edgell, Carter Jonas

0117 403 9946

Subject to Contract



Experian Goad Plan Created: 13/04/2022

Created By: Fawcettmead

For more information on our products and services:

www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011



Copyright and confidentiality Experian, 2022. © Crown copyright and database rights 2022. OS 100019885

MISREPRESENTATION ACT | COPYRIGHT | DISCLAIMER

Fawcett Mead, for themselves and for the vendors of this property, whose agents they are, give notice that (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or the advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either in whole or any part of an invitation, offer or contract of sale of the property; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to accuracy of such details.

No responsibility or liability is or will be accepted by Fawcett Mead, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, its connection with the possible sale of the property.

No person in the employment of Fawcett Mead or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Fawcett Mead include any joint agents acting with Fawcett Mead.