

# CLASS E UNIT TO LET

## Bristol – 15 Union Gate, BS1 2DL

7-8 Conduit Street  
London, W1S 2XF  
020 7182 7480  
[www.fawcettmead.co.uk](http://www.fawcettmead.co.uk)



Retail property expertise

- **Prominent corner unit**
- **Central location**

### LOCATION

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

Surrounding occupiers include **Cotswold Outdoor, Poundland, Pure Gym, Costa, Tesco Metro**, a new **Lidl** supermarket due to open soon, **Pret a Manger** and **Primark**.

### ACCOMMODATION

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

Ground Floor Sales: 331.78 sq m 3,571 sq ft

First Floor Ancillary: 304.83 sq m 3,280 sq ft

2nd Floor Ancillary: 336.06 sq m 3,616 sq ft

It may be possible to let the ground floor only.

### QUOTING RENT

£55,000 per annum exclusive

### EPC

Rated E

### RATES

Rateable Value - £104,000

**We understand retail, hospitality and leisure occupiers will pay no rates until May 2021.**

Interested parties should verify the Rates Payable with the Valuation Office ([www.gov.uk](http://www.gov.uk)).

### SERVICE CHARGE

Budget for the current year is approximately £12,754 for the whole building in its existing configuration.

### TENURE

The property is available on a new lease for a term of up to 5 years.

### 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**

020 7182 7498

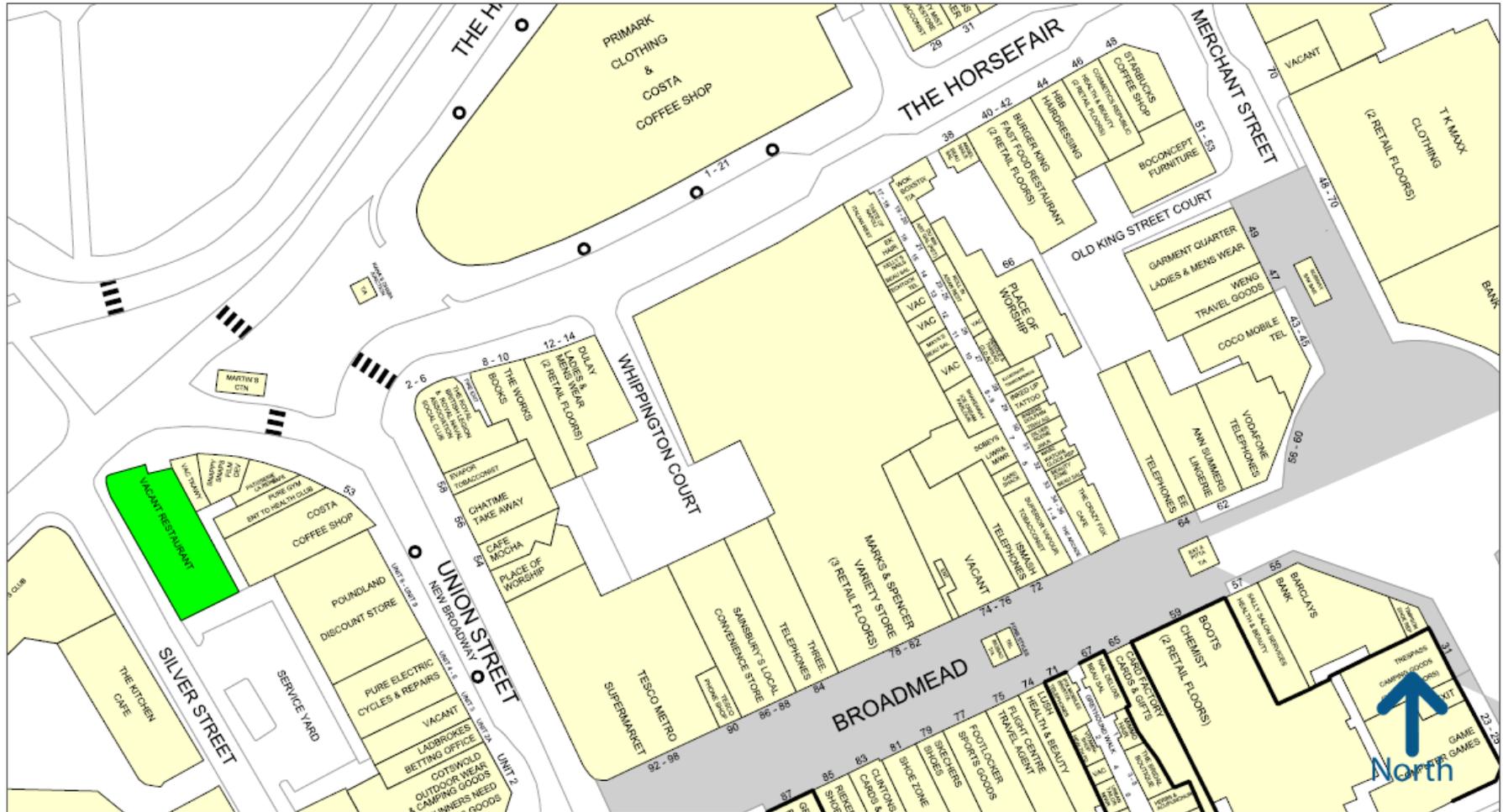
07811141407

[craig@fawcettmead.co.uk](mailto:craig@fawcettmead.co.uk)

Or our joint agent:

Carter Jonas, 0117 403 9946

Subject to Contract



Experian Goad Plan Created: 11/11/2020  
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