

SHOP TO LET

Bristol – 18 Nelson Street, BS1 2LE

7-8 Conduit Street
London, W1S 2XF
020 7182 7480
www.fawcettmead.co.uk



Retail property expertise

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

LOCATION

A prominent corner position within Bristol City Centre, on the western edge of Broadmead. The property is within a short walk of Cabot Circus Shopping Centre and a large number of surrounding office occupiers.

A significant number of surrounding buildings have been converted to residential use in recent years, including 'The Courtrooms' student accommodation, 'Lewins Place,' 'Fromsgate House' and several others. This has vastly increased the number of surrounding residents. A new Lidl supermarket is opening almost adjacent at the bottom of Union St.

ACCOMMODATION

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

Ground Floor Sales: 153.90 sq m 1,656 sq ft

Ground Floor Ancillary: 14.22 sq m 153 sq ft

EPC

Rated C

QUOTING RENT

£26,000 per annum exclusive

RATES

Rateable Value - £31,000

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

Rates Payable would otherwise have been £15,469. Interested parties should verify these figures with the Valuation Office (www.gov.uk).

TENURE

The property is available on a new full repairing and insuring lease for a term to be agreed.

COSTS

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



INSPECTIONS

Viewing is strictly by appointment with:

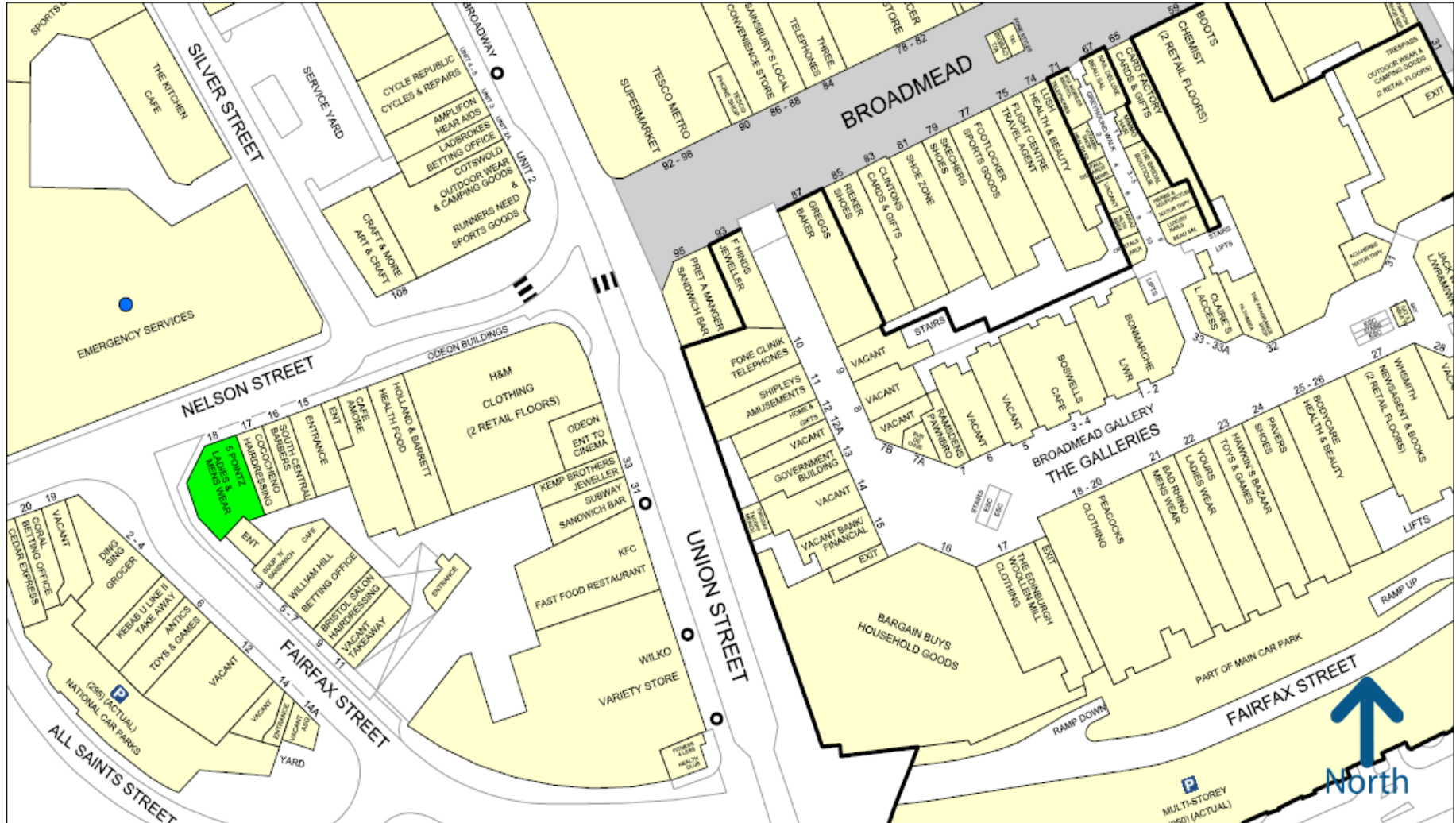
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Subject to Contract



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