

SHOP TO LET

Bristol – 3 Union Gate, BS1 2DL

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



Retail property expertise

- **Central location**
- **Well configured unit**

LOCATION

A busy 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: 96.17 sq m 1,305 sq ft
First Floor Ancillary: 94.20 sq m 1,014 sq ft

EPC

Rated

QUOTING RENT

£36,500 per annum exclusive

RATES

Rateable Value - £37,500

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

Rates Payable would otherwise have been £18,712 for the year. Interested parties should verify these figures with the Valuation Office (www.gov.uk).

SERVICE CHARGE

Budget for the current year is approximately £3,395.

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

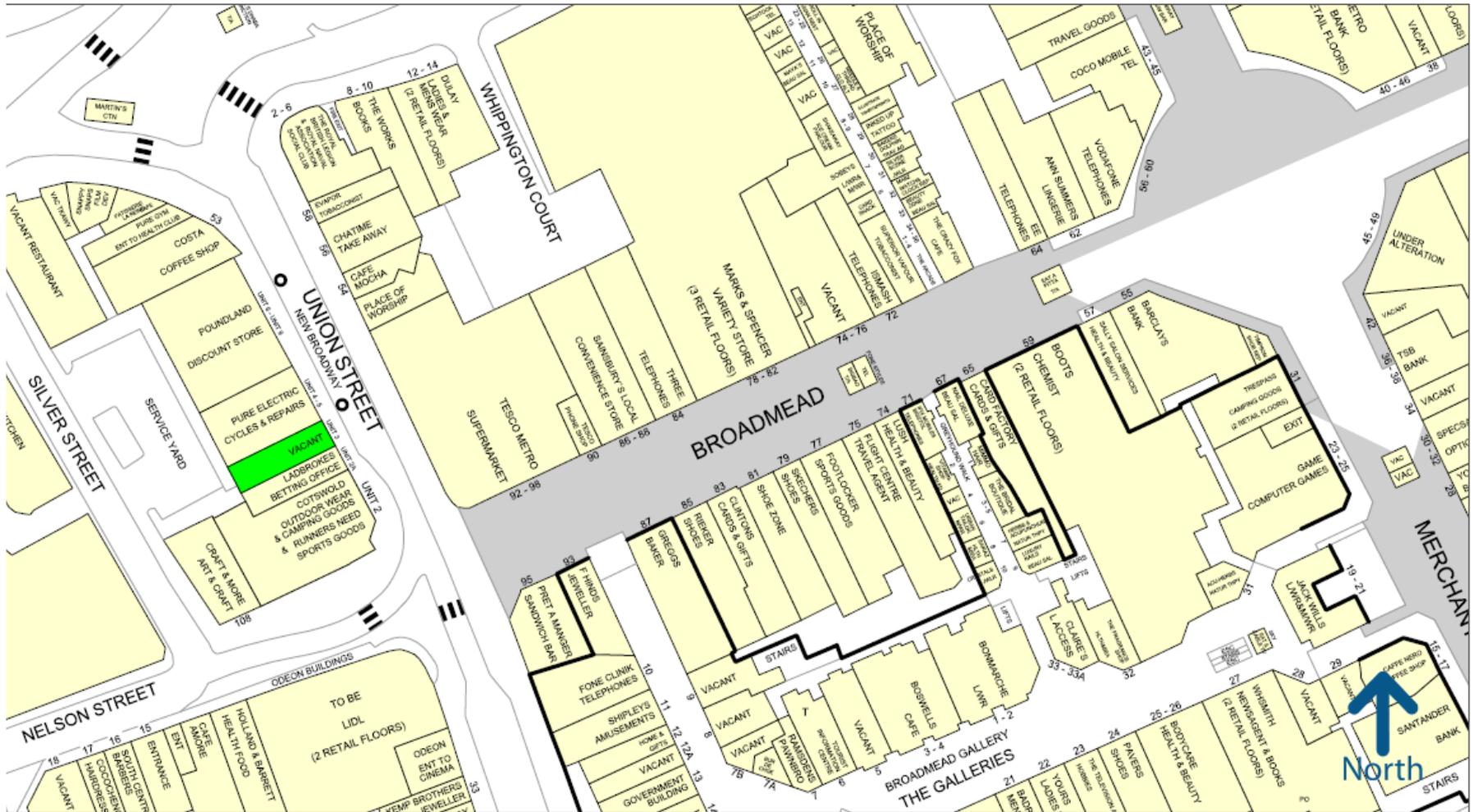
07811141407

craig@fawcettmead.co.uk

Or our joint agent:

Carter Jonas, 0117 403 9946

Subject to Contract



Experian Goad Plan Created: 11/11/2020
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