

# CITY CENTRE SHOP TO LET

BRISTOL – 44 THE HORSEFAIR, BS1 3JE

37/38 Margaret Street  
London W1G 0JF  
020 7182 7480  
[www.fawcettmead.co.uk](http://www.fawcettmead.co.uk)



Retail property expertise

- Efficient well configured shop unit
- High footfall Broadmead location

## LOCATION

The property occupies a high footfall position within the City Centre, between **Starbucks** and **Burger King** and nearby to **Primark** and **TK Maxx**.

## ACCOMMODATION

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

|                     |            |           |
|---------------------|------------|-----------|
| Ground Floor Sales: | 79.28 sq m | 853 sq ft |
| Mezzanine:          | 22.30 sq m | 240 sq ft |
| First Floor :       | 76.95 sq m | 828 sq ft |
| 2nd Floor :         | 44.05 sq m | 474 sq ft |

## EPC

Rated D

## QUOTING RENT

£45,000 per annum exclusive

## RATES

Rateable Value - £41,750

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

## TENURE

The property is available on a new lease for a term to be agreed. More information on request.

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

Or our joint agent:

Arc Retail, Spencer Wilson:

0117 252 0532

Subject to Contract



50 metres

Experian Goad Plan Created: 02/03/2022  
Created By: Fawcettmead

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