

# PRIME SHOP TO LET

## 73 Broadmead, Bristol, BS1 3DX

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



Retail property expertise

### Prime shop in high footfall City Centre location

#### LOCATION

The property is situated in a prime retail location, at the western end of Broadmead, between **Marks & Spencer** and **Boots**. Other nearby occupiers include **Sainsbury's**, **Pret a Manger**, **Vodafone** and the recently opened **Metro Bank**.

This location benefits from a significant footfall from the daytime office population and an increasing number of nearby residential dwellings. Nearby developments, such as the former Police Station and Magistrates Court, Lewins Place, Froomsgate House and Westgate, have been estimated to add 1,000 new apartments to the vicinity.

#### RENT

£67,500 per annum exclusive

#### TENURE

A new full repairing and insuring lease is available for a term to be agreed.

#### RATES

The VOA website lists the following:

**Rateable Value**                      **£49,750**

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

#### ACCOMMODATION

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

Ground Floor Sales:	98.51 sq m	1,060 sq ft
First Floor Ancillary:	34.57 sq m	372 sq ft
Second Floor Ancillary:	33.64 sq m	362 sq ft

#### COSTS

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



#### INSPECTIONS

Viewing is by appointment with:

**Craig Cawthorne**

0207 182 7498

0117 973 2502

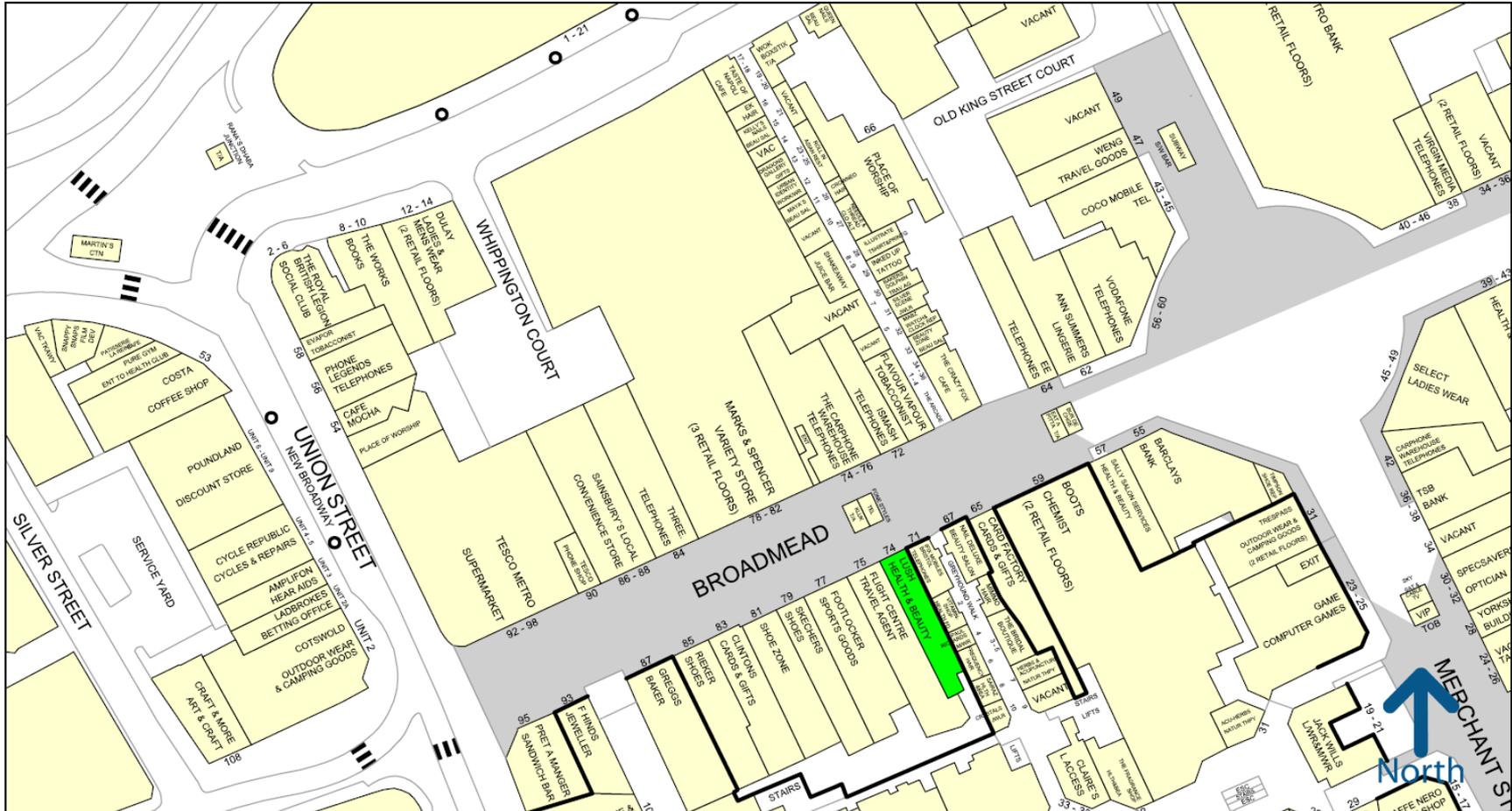
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Bristol - Broadmead



Retail Expertise



Experian Goad Plan Created: 13/11/2018

Created By: Fawcettmead

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