

TO LET - HIGH STREET RETAIL

# BG31 THE GALLERIES, BRISTOL BS1 3DT

Affordable Kiosk To Let



## Key Highlights

- The Galleries is situated in the heart of Broadmead and provides over 300,000 sq ft of retail space with 1,000 customer parking spaces.
- Retailers in the scheme include Boots, Argos, TGJones, Post Office, Waterstones, Burger King, Subway and Poundland.
- Kiosk to let on a low rent, short-form and flexible lease.
- Prominently positioned immediately adjacent to the scheme entrance leading towards Quakers Friars and Cabot Circus, beyond.
- Notable retailers trading in the immediate vicinity include Boots, TG Jones, Post Office, The Fragrance Shop and Caffe Nero.
- Property qualifies for 100% Rates Relief (see overleaf).

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## LOCATION

The premises are located on the ground floor in a corner position facing the pedestrian entrance. Nearby occupiers include Boots, The Fragrance Shop and TG Jones/Post Office.

## TERMS

The premises are immediately available on a short-format Lease, with both Landlord and Tenant break options to be agreed. The Tenant will be asked to lodge a rent deposit of £2,500 + VAT upon taking occupation.

## RENT

£13,750 per annum including Service Charge and Insurance.

## EPC

To be confirmed.

## ACCOMMODATION

The premises comprise a fitted kiosk unit available for immediate occupation comprising the following approximate internal floor areas:

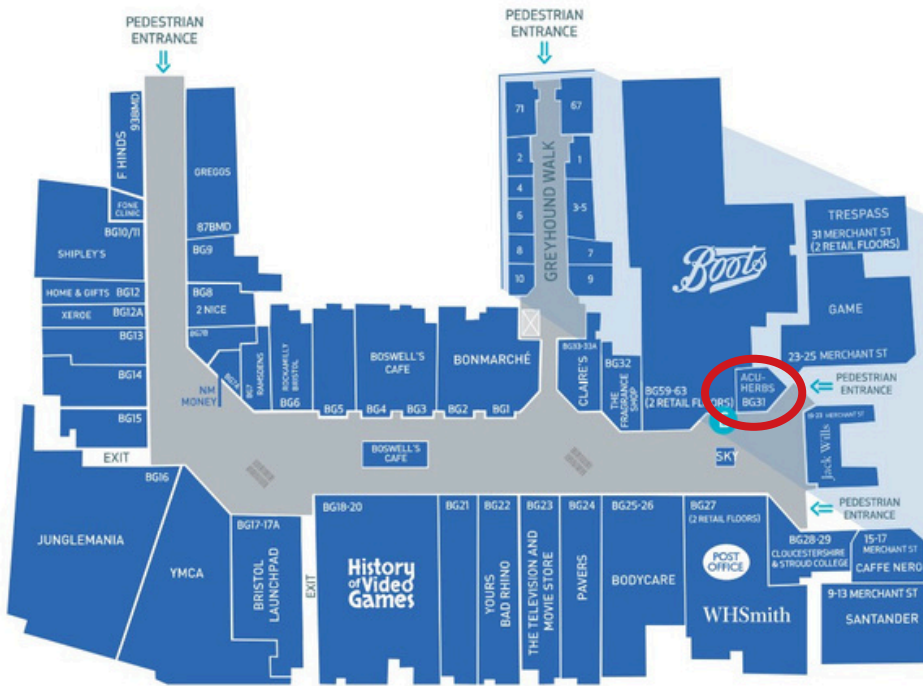
	SQ FT	SQ M
Ground (Retail Sales / Ancillary)	178	16.53
<b>TOTAL</b>	<b>178</b>	<b>16.53</b>

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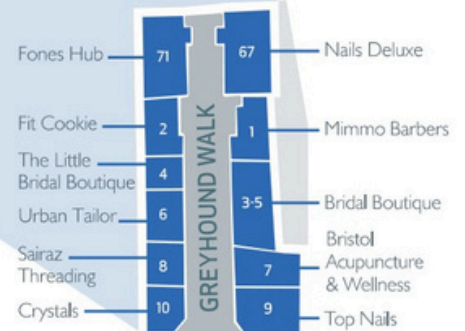
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# the galleries

## GROUND FLOOR BROADMEAD GALLERY



### LEGAL COSTS

The tenant will not be asked to pay any of the Landlord's professional costs, but will be expected to pay its own costs incurred in the transaction.

### BUSINESS RATES

Rateable Value : £6,300 (2026).

An ingoing occupier may qualify for 100% relief from Business Rates under the Small Business Rates Relief. Occupiers should make enquiries of the Local Rating Authority.

### VAT

Applicable.

### VIEWINGS

Please contact the Leasing Agents to discuss your business plan and arrange a viewing.



### CONTACTS

For further information please contact:

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