

RETAIL

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TO LET

UNIT 3, UNION GATE, BRISTOL, BS1 2DL

GROUND FLOOR: 96.17 SQ M - 1,035 SQ FT

LOCATION

The Union Gate block is situated at the bottom of Union Street forming part of the Broadmead Shopping area. The premises immediately adjoin Pure Electric (Cycles) and Ladbrokes whilst directly opposite Tesco.

Other well-known retailers in the immediate vicinity include Lidl, Pure Gym, Poundland, Coffee #1, Primark and Greggs.

ACCOMMODATION

The net internal floor areas and dimensions are:

Gross Frontage:	5.46 m	(17 ft 11)
Internal width:	5.42 m	(17 ft 9)
Shop depth:	17.75 m	(58 ft 3)
Ground floor:	96.17 sq m	(1,035 sq ft)
First floor:	94.20 sq m	(1,014 sq ft)

CONTACT

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IMPORTANT INFORMATION

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LEASE

A new effective full repairing and insuring lease will be available for a term to be agreed, incorporating 5 yearly rent reviews.

RENT

£42,000 per annum exclusive.

PLANNING

It is understood that the premises benefit from an E Class planning consent allowing for uses to include retail, offices, cafe/restaurant and some medical uses amongst others. Any interested party is advised to ensure that planning exists for their intended use and landlord approval will be required for all uses.

RATES

According to the Valuation Office website the premises are assessed as follows:-

Rateable Value: £33,750 (1st April 2023)

Interested parties are advised to satisfy themselves that the above statement and assessment are correct and that this covers their intended business by referring to: <https://www.gov.uk/find-business-rates>

SERVICE CHARGE

The budget for the year ending March 2024 £2,728.50+ VAT

INSURANCE

The landlord will insure the building and reclaim the cost from the tenant.

EPC

Certificate to be commissioned.

LEGAL COSTS

Each party to bear their own costs incurred in any transaction.

VAT

All figures within these terms are exclusive of VAT where applicable.

VIEWING & FURTHER INFORMATION

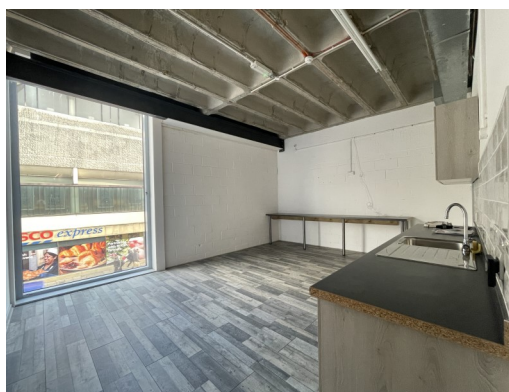
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SUBJECT TO CONTRACT JAN 2024

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50 metres

Experian Goad Plan Created: 17/01/2024
Created By: Carter Jonas LLP



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