



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

www.rhretail.co.uk | 57 CORNWALL STREET BIRMINGHAM B3 2EE



TO LET

PRIME RETAIL SHOP

84 BROADMEAD

BRISTOL

BS1 3DW

Location

The property is situated in a prime trading position on the northern side of Broadmead in Bristol city centre. It is located adjacent to Sainsbury's, and in close proximity to The Galleries Shopping Centre where a major mixed-use redevelopment is proposed in the near future.

Other retailers within the immediate locality include **Tesco, Lidl, Pret a Manger, Boots, Savers, and Greggs.**

Description

The premises comprise a prominent 3 storey building providing a ground floor shop with 2 floors of ancillary space above. It has the benefit of rear servicing.

Accommodation

Gross Frontage	9.45 m	(31 ft 0 ins)
Internal Width	8.84 m	(29 ft 0 ins)
Shop Depth	33.16 m	(108 ft 9 ins)
Ground Floor Sales	265.14 sq. m.	(2,854 sq. ft.)
First Floor Storage	102.01 sq. m.	(1,098 sq. ft.)
Second Floor Ancil	95.04 sq. m.	(1,023 sq. ft.)

Tenure

A new lease for a term to be agreed.

Commencing Rental

£97,500 per annum exclusive of VAT.

Rating Assessment

Rateable Value	£50,500
Current Rates in the £	49.9p

Interested parties are advised to confirm the Business Rates payable with the local Rates Department.

Value Added Tax

VAT will be payable upon the rent.

EPC

The property has an EPC rating of D

Legal Costs

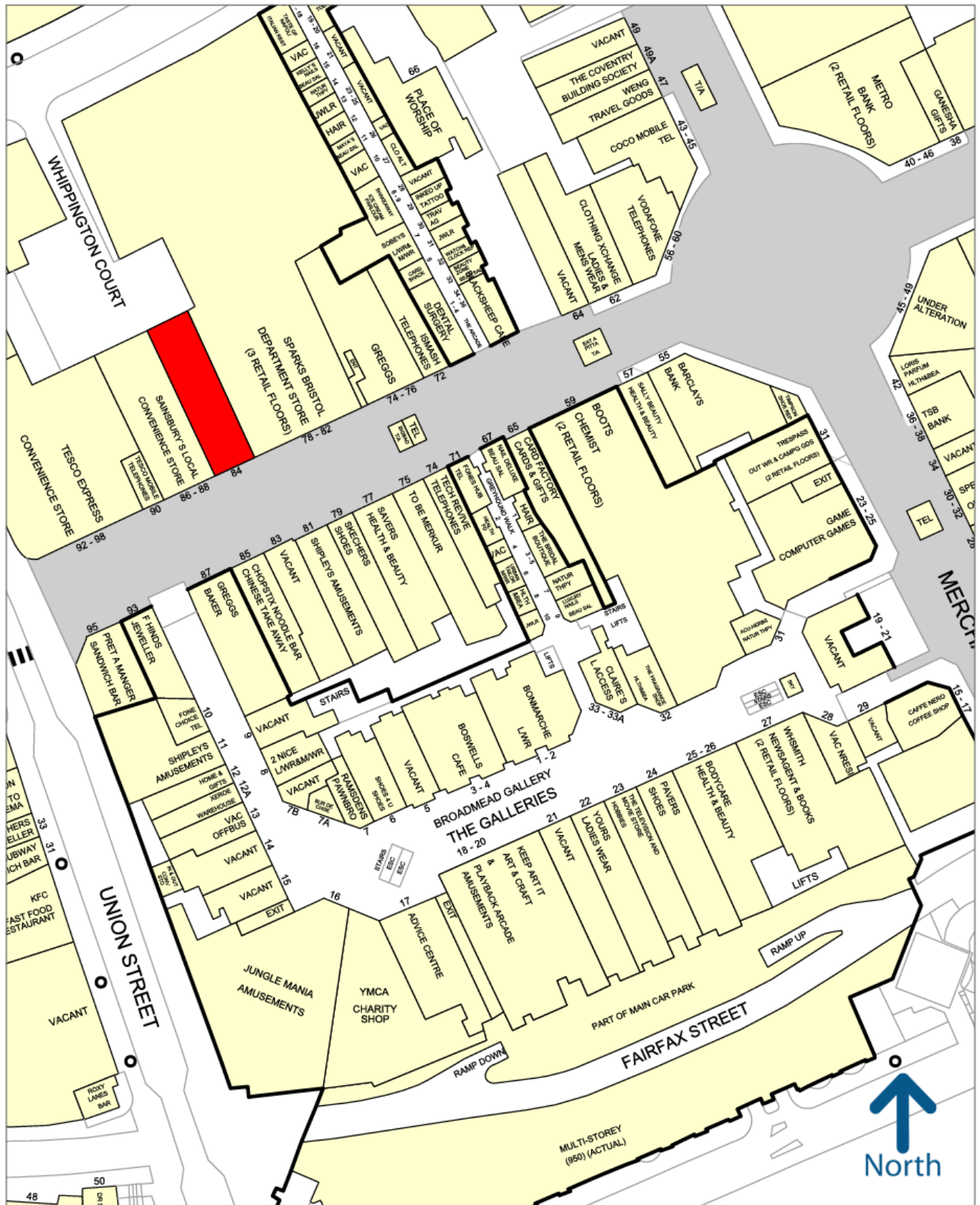
Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly by appointment through the retained agents:-

David Thompson
Rowley Hughes Thompson
Direct Tel: 0121 212 7803
Email: davidt@rhretail.co.uk

Date Prepared : August 2025 – Subject to Contract



50 metres

Experian Goad Plan Created: 24/06/2025
Created By: RHT