

RETAIL / LEISURE

UNIT 15, UNION GATE
BRISTOL



TO LET

UNIT 15, UNION GATE, BRISTOL, BS1 2DU

GROUND FLOOR AREA: 364.47 SQ M (3,923 SQ FT)

LOCATION

The Union Gate block is situated at the bottom of Union Street forming part of the Broadmead Shopping Centre. The subject premises can be found at the junction of Union Street and Bridewell Street which forms part of the inner ring road.

Well-known occupiers in the immediate vicinity include Lidl, Primark, Costa Coffee, Poundland, Pure Gym, Coffee#1 and Cotswold Outdoor.

ACCOMMODATION

The premises benefit from the following approximate net internal floor areas:

Gross Frontage (max):	17.17m ²	(56.3 ft)
Ground Floor :	364.47 m ²	(3,923 ft ²)

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

£50,000 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: £76,000 (April 1st 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 is £4,474.59 + VAT

INSURANCE

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

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VAT

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

ENERGY PERFORMANCE CERTIFICATE

The entire building is assessed as E (117). A separate assessment will be commissioned if not let as a whole.

VIEWING & FURTHER INFORMATION

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Stuart Williams: stuart.williams@carterjonas.co.uk / 0117 922 1222

Or via our joint agents Fawcett Mead 0117 9732 502

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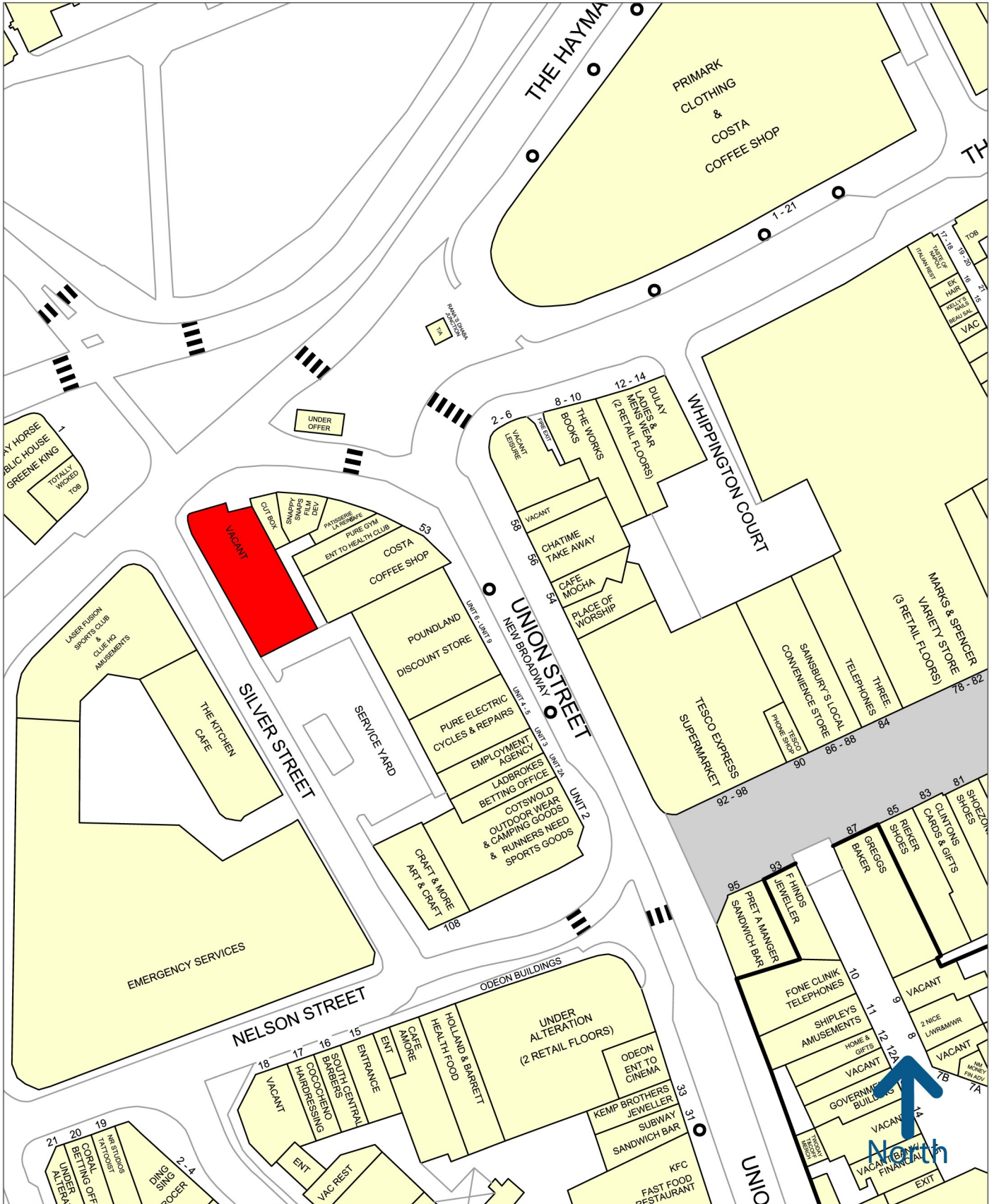
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SUBJECT TO CONTRACT October 2023

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50 metres

Experian Goad Plan Created: 23/03/2022
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