

**Chartered Surveyors
& Commercial Property Consultants
Partners**

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BURSTON COOK

TO LET

CITY CENTRE RETAIL/OFFICE UNIT

UNIT 11, THE ARCADE, BROADMEAD, BRISTOL, BS1 3JA



- **A1 RETAIL**
- **ANCILLARY OFFICES/STORAGE ACCOMMODATION OVER 3 FLOORS**
- **SET IN HISTORIC ARCADE DATING BACK TO C.1825**
- **ONLY £14,500 PER ANNUM, EXCLUSIVE**
- **BUSY FOOTFALL FROM BOTH BROADMEAD AND THE HORSEFAIR**
- **ASSIGNMENT OR SUB LETTING CONSIDERED**

SUBJECT TO CONTRACT

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance placed on any statements or representation.

LOCATION

This historic Arcade is located in the heart of Bristol's Broadmead shopping district linking the pedestrian area of Broadmead with the busy Horsefair which in turn leads to the new Cabot Circus Shopping Centre. Its position within Broadmead is also located in close proximity to Temple Meads railway station.

Nearby occupiers include; Accessorise, Carphone Warehouse, Marks & Spencer, Boots the Chemist, Thorntons, Debenhams and the newly opened Primark Flagship store.

DESCRIPTION

The premises is situated mid way along this historic arcade dating back to c.1825 and comprises a self contained, lock up shop providing an open plan sales area, with ancillary accommodation over 3 floors above together with basement storage area.

ACCOMODATION

The accommodation provides the following approximate net internal areas:

Shop depth	21 ft	(6.4 m)
Internal width (front)	12 ft	(3.8 m)
Ground Floor Sales area	198 sq ft	(18.4 sq m)
First Floor Offices	171 sq ft	(15.9 sq m)
Second Floor Offices	164 sq ft	(15.2 sq m)
Third Floor Offices	114 sq ft	(10.6 sq m)

The unit also benefits form basement storage.

TENURE

The property is offered by way of assignment or sub-letting of the existing lease expiring 21 November 2013.

RENTAL

£14,500 per annum, exclusive

RATEABLE VALUE

We are advised the rates payable equate to approximately £6,911 per annum. We would recommend that interested parties clarify the rates payable via the valuation office agency.

ENERGY PERFORMANCE CERTIFICATES

An Energy Performance Certificate will be provided on the property, to comply with recent government legislation relating to any transaction taking place after October 2008.

VAT

All prices/rentals quoted are exclusive of VAT unless otherwise stated.

LEGAL COSTS

Each party to bear their own legal costs incurred in respect of this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents: -

Burston Cook

FAO: Sarah Bicknell

Tel: 0117 934 9977

SUBJECT TO CONTRACT

SEPTEMBER 2009

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.