

E CLASS UNIT TO LET

74-76 BROADMEAD, BRISTOL



LOCATION

Bristol is the second largest city in the south of England with a total metropolitan population of 1.6 million and the fastest growing City outside of London which it consistently has been since 2009.

The subject property is located in a prime position on Broadmead, immediately adjacent to **iSmash**, opposite The Galleries Shopping Centre and occupiers in the vicinity including **Sainsbury's Local, Lush, Skechers, Boots, Barclays, Vodafone** and **Greggs**.

ACCOMMODATION

Ground Floor Sales:	3,865 sq ft	359.06 sq m
First Floor Ancillary:	2,296 sq ft	213.70 sq m
Second Floor Ancillary:	2,352 sq ft	218.50 sq m

The ground floor can be leased independently.

LEASE

A new fully repairing and insuring lease for a term to be agreed, subject to vacant possession.

USE

Class E.





RENTAL

Upon application.

RATEABLE VALUE

£127,000 (2017 assessment)

EPC

The EPC rating is C58 - copy available upon request.

CONTACT

For further information, or to arrange a viewing,
please contact:

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SUBJECT TO CONTRACT

SUBJECT TO VACANT POSSESSION

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**jackson
criss**

