# Shop - To Let

## 47a Merchant Street, Broadmead, Bristol BS1 3EE

Quoting Rent

**£45,000 pa**

Size

**1,349 sq ft**

Location

Prominently situated in Merchant Street between Horsefair and Broadmead and opposite T K Maxx and Metrobank

Planning

**Class E** of the Town and Country Planning (Use Classes) Order 2020

## Get more information

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# Retail Premises to Let

47a Merchant Street,
Broadmead, Bristol BS1 3EE

## Location

Bristol is the second largest city in the south of England and the largest in the south west region with one of the main financial hubs outside London and with a catchment population of approximately 800,000. The city has in excess of 70,000 students enrolled at its two universities and receives in the region of 12 million tourists annually.

The subject property is situated in Merchant Street close to its junction with east and west Broadmead where such multiple retailers as **Superdrug, Sports Direct, HMV, Vision Express and Mountain Warehouse** are located.

The property is opposite **TK Maxx and Metrobank** and on a busy pedestrian thoroughfare between Broadmead and The Horsefair.

## Description

The property is ground floor only of a three storey with servicing and access from an enclosed service yard at the rear comprising the following approximate dimensions and floor areas:

| Area & Dimensions | Metric | Imperial |
|---|---|---|
| Internal width | 6.15 m | 20 ft 2” |
| Shop depth | 21.45 m | 70 ft 4” |
| Net Internal Area | 125 sq m | 1,349 sq ft |

## Tenure

The premises are available by way of a new effective FRI sub-lease to expire no later than October 2029.

## Rent

Rental offers in the region of £45,000 pa excl. are invited.

## Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

**Interested parties should carry out their own due diligence in this regard.**

## Business Rates

We understand that the property is assessed as follows:

| Rateable Value: | £40,750 |
|---|---|
| UBR: (2026/27) | £0.382 |

**Interested parties may benefit from rates relief and should carry out their own investigations.**

## EPC

The Energy Performance Rating is C-61. A certificate can be made available on request.

## Legal Costs

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

## VAT

VAT will be charged on the rent at the standard rate.

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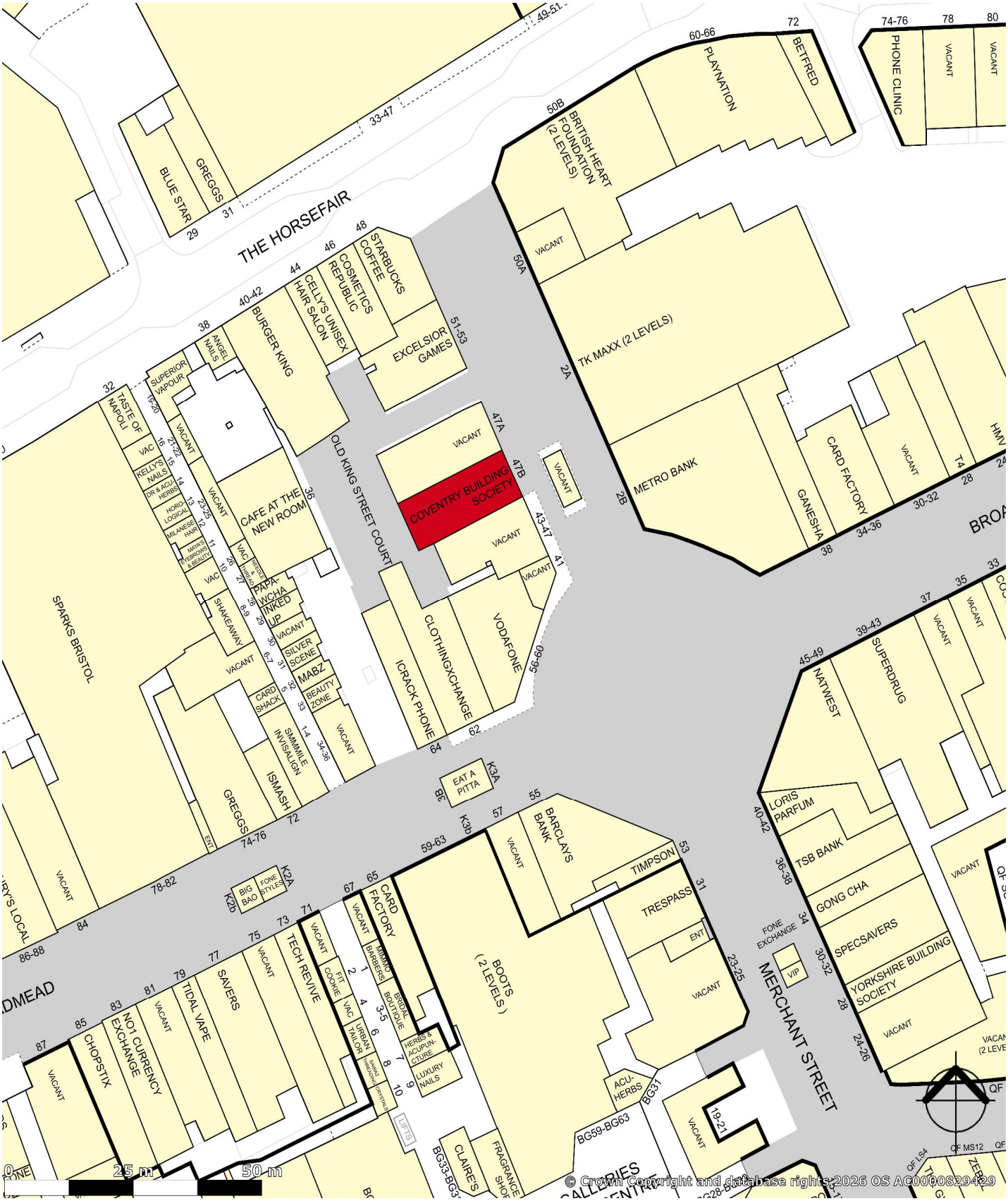


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