

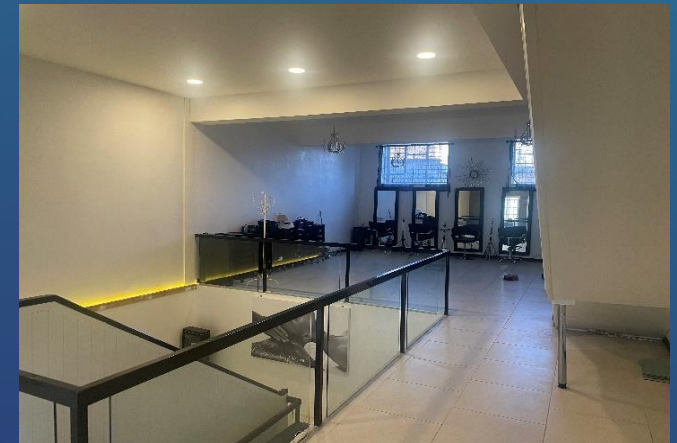
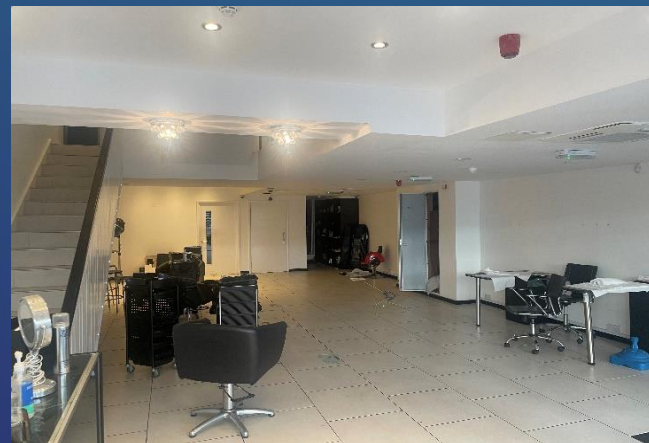
arc

RETAIL & LEISURE

RETAIL / LEISURE UNIT TO LET

44 The Horsefair
Bristol
BS1 3JE

- Close to Primark, Burger King & Starbucks
- Fitted white box shop
- Two floors of sales space



Location

Bristol is the largest city in the South West region and one of the main financial hubs outside London with a catchment population of approximately 800,000. The city has over 50,000 students enrolled at its two universities and attracts over 12m tourists annually.

The subject property is situated between Starbucks and Burger King on The Horsefair within the Broadmead shopping area. Other nearby retailers include TK Maxx and Greggs. The Horsefair connects Primark with Cabot Circus, a prime 1m sq ft shopping centre with an annual footfall in the order of 18m and 2,600 parking spaces.

Accommodation

The demised premises provide the following approximate net internal floor areas:

FLOOR	SQ FT	SQ M
Ground Floor Sales	853	79
Mezzanine	240	22
First Floor Sales	828	77
Second Floor Ancillary	474	44
TOTAL	2,395	222

Specification

The premises are available in a white box specification.

Terms

The unit is available on a new effectively full repairing and insuring lease for a term of years to be agreed. The lease will be contracted out of the Landlord & Tenant Act 1954.

Rent

£37,500 per annum exclusive.

Service Charge

The tenant will pay a service charge of £1,250 per annum.

Rating Assessment

The premises have been entered in the 2023 Rating List as follows:

Rateable Value - £41,750

UBR 2023/24 - 49.9p

Interested parties are advised to make their own enquiries of the Local Billing Authority.

Planning

The premises are suitable for a variety of uses under Class E of the Use Classes Order 2020, including retail, financial & professional services, cafe & restaurant, gym, medical and nursery uses.

Interested parties are advised to make their own enquiries of the Local Planning Authority.

VAT

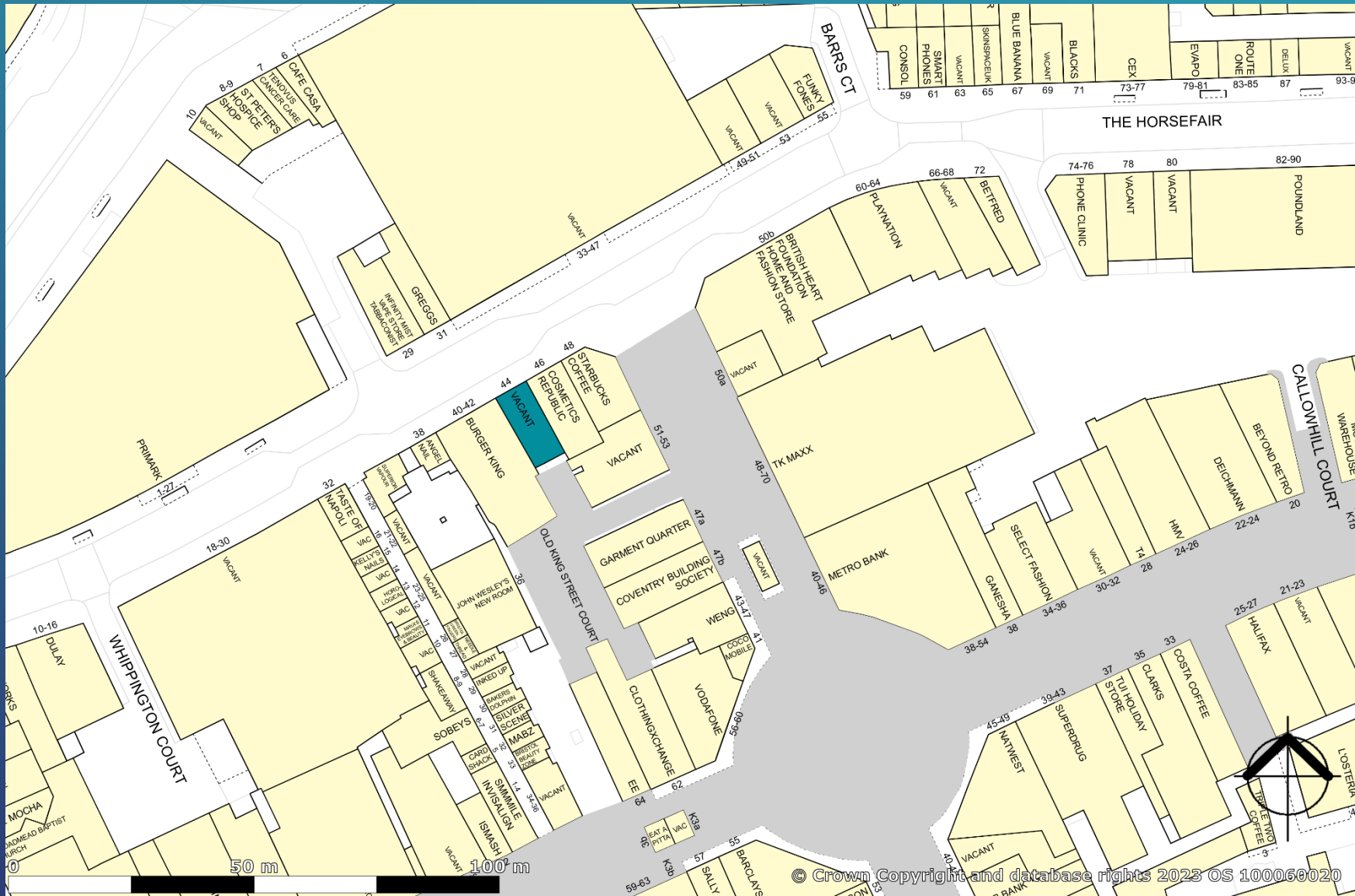
All figures quoted are exclusive of VAT.

Costs

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

EPC

The premises has an EPC rating of D. Further information available from the leasing agents.





16 Whiteladies Road, Clifton, Bristol BS8 2LG

www.arcretail.co.uk

Further Information

For further information or to arrange an inspection please contact:

Spencer Wilson

spencer@arcretail.co.uk

07736 010 220

Alternatively contact our joint agent Craig Cawthorne at FM – 020 7182 7480

Important Notice:

ARC Retail gives notice that (i) The particulars are set out as a general outline only for the intended guidance of intended purchasers or lessees, and do not constitute any part of an offer or contract; (ii) All descriptions, dimensions, reference to condition and necessary permissions for uses and occupation, and other details are given without responsibility and any intending purchasers or tenants, should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of ARC Retail has any authority to make any representation or warranty whatever in relation to this property.