



Ideal For  
Retail / Coffee / Grab & Go

**Bristol – 85 Broadmead,  
BS1 3DT**

Fully Fitted Property

### Location

The property is located on the city's prime, pedestrianised retail pitch.

Benefitting from nearby anchors that are **Boots** and **Tesco** and also amongst **Sainsbury's**, **Pret a Manger**, **Skechers** and **Three**.



Click for  
Streetview

### Description

- Fully Fitted Unit.
- Ground Floor Retail, Storage and Staff Accommodation.

The premises provide the following approximate dimensions and areas.

Description	Imperial	Metric
Net Frontage	18'2	5.53
Shop Depth	93'2	28.4
Internal Width (Front)	16'2	4.93
Internal Width (Rear)	19'7	5.98
Ground Floor Retail, Store, Kitchen.	1,597	146.7
Ground floor WC	1	

### Lease

The property is available by way of a new, long lease.

### Rent

£60,000pax

### Rates

The VOA advise that the rates are:

Rateable Value            £50,500  
Rates payable at .512p   £25,856

### Legal Costs

Each party are to bear their own associated legal costs.

### EPC

To be confirmed.

### Contact

Ryan Kennedy





**RK Real Estate**  
Delivering Commercial Destinations



**RK Real Estate**



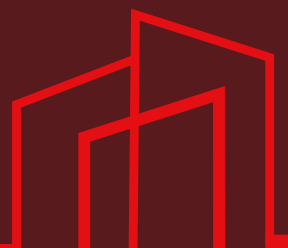
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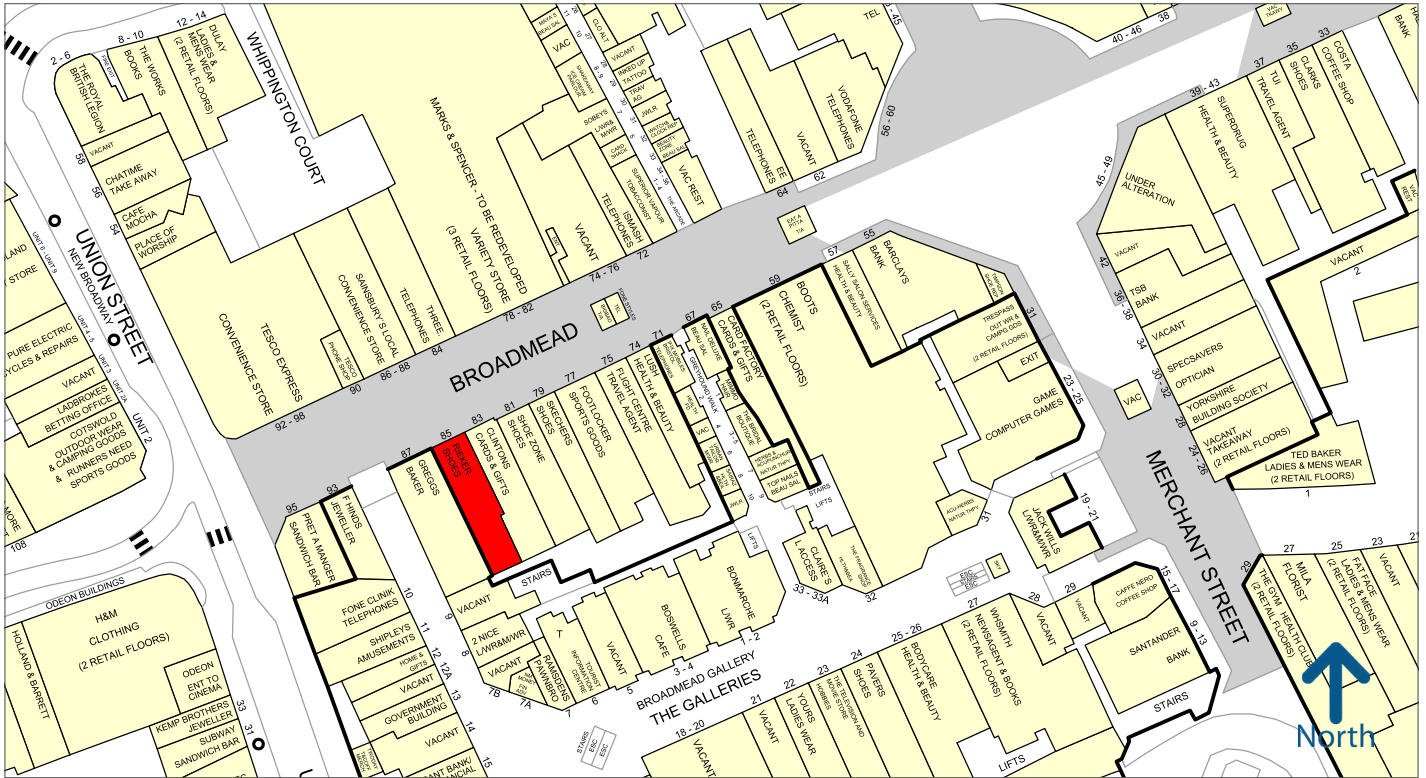


# RK Real Estate

Delivering Commercial Destinations



Bristol - Broadmead



50 metres



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Created By: Aldersheff Ltd to RK Real Estate

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