



47 MERCHANT STREET
BROADMEAD BRISTOL

*Newly refurbished
retail space
available in the
heart of Bristol's
main retail pitch.*

Planning permission
granted for uses within
Class A1, A3, A4 or A5

TO LET



FLEXIBLE SPACE FROM
1,417 - 3,483ft²



Bristol is the largest commercial centre in the South West, with an estimated shopping population of 497,000 people and a primary catchment of 968,000 people.

Location:

The unit benefits from a prominent position on the pedestrianised Merchant Street, adjacent to the recently re-located BoConcept store and directly opposite the new TK Maxx and Metro Bank (currently under development and opening mid 2018).

Merchant Street is a key retail location linking The Horsefair, Broadmead and Cabot Circus, Bristol's prime shopping district and benefits from significant amount of footfall as a result which will be further increased following the opening of TK Maxx.

Other retailers in the immediate vicinity include Primark, Debenhams, Marks and Spencer, Barclays Bank, Boots, Starbucks Coffee and Vodafone.

Description:

The refurbishment will provide self-contained ground floor retail units to let either as a whole or as two separate units with excellent rear access and loading facilities. The units will have a ceiling height of 3.8m (finished floor slab to underside of slab).

The property is to benefit from substantial refurbishment works to include significant improvements to the front facade and glazing providing a more modern and prominent exterior. The works will also include a large extension to the 2nd floor space to repurpose the upper floors to alternative B1 uses which will benefit from their own dedicated ground floor entrance and lobby.

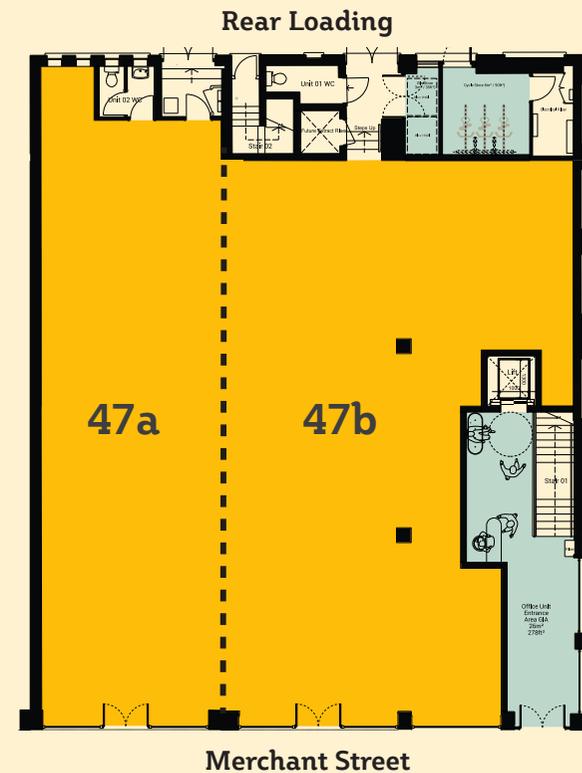
Full plans in both CAD and PDF format are available upon request.

The property has been measured in accordance with the RICS Property Measurement, 1st edition, May 2015.

Substantial refurbishment works to include significant improvements to the front facade and glazing



Well-configured retail space available in Bristol's prime shopping district



Property	47a	47b	47a & 47b
Ground Floor Sales	1,417 sq ft (131.79 sq m)	1,986 sq ft (184.60 sq m)	3,483 sq ft (323.57 sq m)
Net Frontage	18'8" (5.69 m)	32'2" (8.72 m)	47'3" (14.41 m)
Shop Depth	74'1" (22.58 m)	62'1" (18.93 m)	3'11" (22.52 m)
Shop Width	20'6" (6.25 m)	38'7" (11.75 m)	60'0" (18.29 m)



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Proposed Callowhill Court
Redevelopment Site



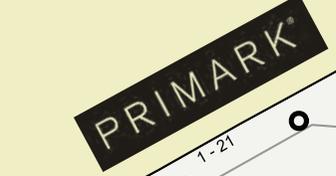








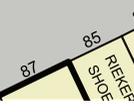








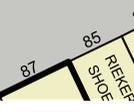












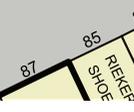












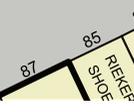












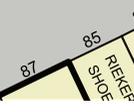












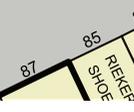












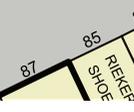












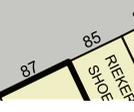












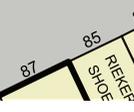












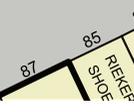












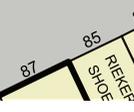












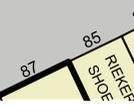












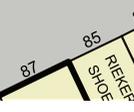












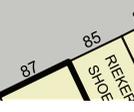












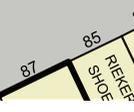












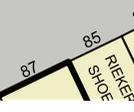












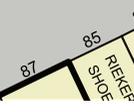












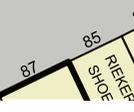












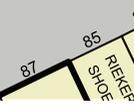












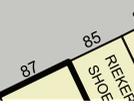












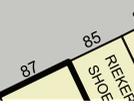












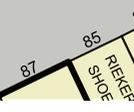












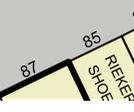








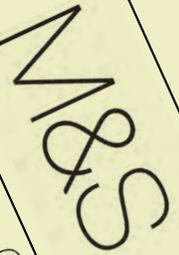




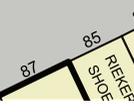












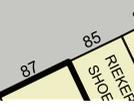








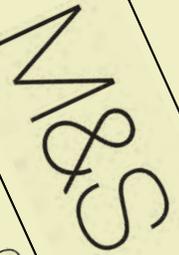




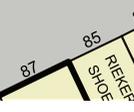












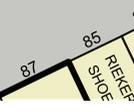
















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Tenure:

Available by way of a new effectively full repairing and insuring lease for a term of years to be agreed, subject to upwards only rent reviews at the expiration of each 5th year of the term.

Rates:

The Government has introduced a transitional phasing system that phases in increases/decreases in Business Rates since the 2017 revaluation. Interested parties are advised to make enquiries with the Local Authority to establish their likely Business Rates liability.

Planning:

Planning permission has already been granted for uses within Class A1, A3, A4 or A5 (Planning Application No. 16/03878/F). Other uses will be considered on a subject to planning basis.

EPC:

D(87). This is the current EPC for the property and will be subject to change following completion of the refurbishment.

Legal Costs:

Each party is to be responsible for its own legal and professional costs incurred in this transaction.

VAT:

All figures are quoted exclusive of VAT.

RENT:

Retail Unit: 47a Merchant Street

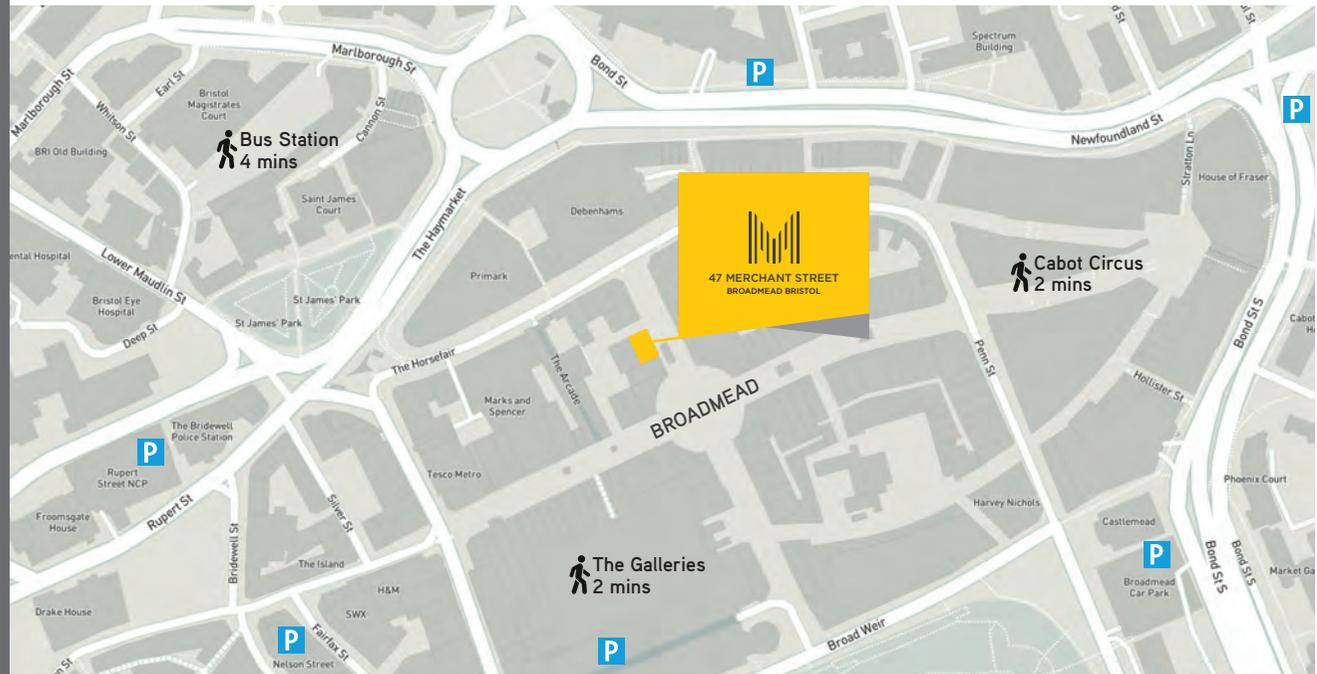
£50,000 pax

Retail Unit: 47b Merchant Street

£80,000 pax

Both units: 47a-b Merchant Street

£120,000 pax



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1,417 - 3,483ft²

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