



BRISTOL

Unit 4, Broadwalk Shopping Centre, Knowle, BS4 2QU

RETAIL UNIT TO LET

RATING ASSESSMENT

We are advised by the Valuation Office website that the premises are presently assessed for rating purposes as follows:

Description:	"Shop and Premises"
Rateable Value:	£10,500
UBR (2018/19)	48.0p

Interested parties should make their own enquiries of the Local Billing Authority to ascertain the exact rates payable and to determine the impact upon transitional rate relief on the premises. A change in occupation could generate an adjustment of the rating assessment.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT, where applicable.

FURTHER INFORMATION

For further information or to arrange an appointment to view please contact;

Macarthur Wilson 0117 908 3350
Richard Biggs reb@macarthurwilson.com

Or via our joint agent:
Hal Clarke / David Fox
Colliers International 0207 935 4499

Subject to Contract and Vacant Possession

LOCATION

Broadwalk Shopping Centre is located approximately 2 miles south east of Bristol City Centre on the busy A37 Wells Road. There are 36,000 homes within a 2 mile radius. The shopping centre benefits from footfall of circa. 45,000 people per week.

The scheme comprises approximately 185,000 sq ft of retail space with free parking for circa. 500 vehicles. National occupiers include **Wilkinson, Iceland, Poundland, Superdrug, Select** and **B&M Bargains**.

ACCOMMODATION

The premises are arranged over ground and basement levels and provide the following approximate net internal floor areas:

Ground Floor Sales	776 sq ft	72.1 sq m
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TERMS

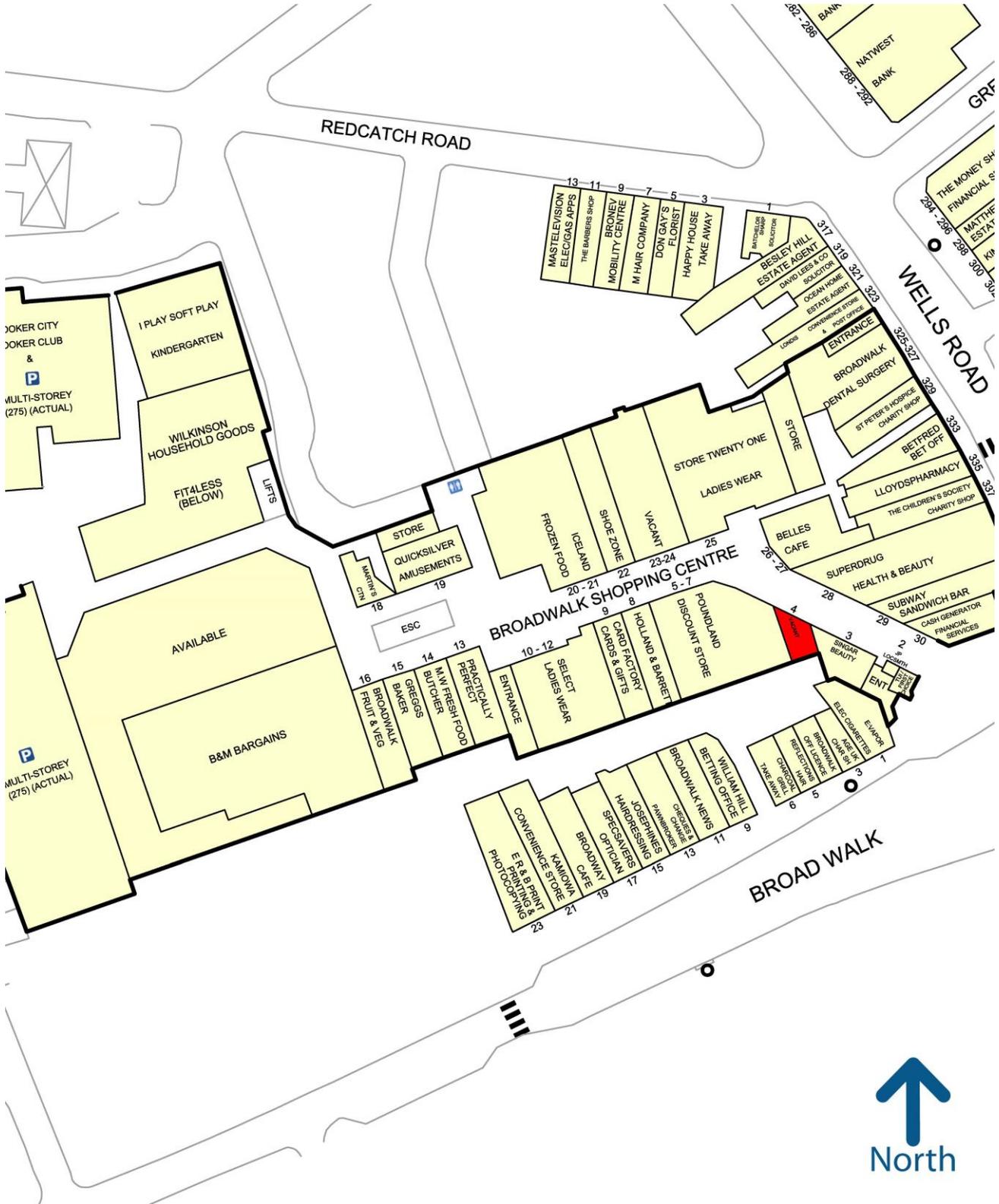
The unit is available on a new, effectively full repairing and insuring lease, by way of a service charge, for a term to be agreed, subject to 5 yearly upward only rent reviews.

RENT

£15,000 per annum exclusive.

SERVICE CHARGE

The service charge is currently £4,493 plus VAT.



ENERGY PERFORMANCE

An EPC has been commissioned.

Regulated by the RICS



SPECIAL CONDITIONS

It is important to note that in most instances staff are unaware of impending disposals and therefore any viewings should be arranged through agents, Macarthur Wilson.

PROPERTY MISDESCRIPTIONS ACT 1991. MISREPRESENTATION ACT 1967

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