

Upon the Instruction of



## CABOT CIRCUS, UNIT 42 BRISTOL BS1 3BA

### Location

Cabot Circus was one of the largest retail-led city centre urban regeneration projects in the UK, and has footfall over nearly 18 million visitors annually. The scheme is anchored by **House of Fraser**, **Harvey Nichols** and **Showcase de Lux** cinema and is home to over 120 shops and several restaurants. The unit is located in a prime position on the upper ground floor, adjacent to **EE** and **Ben's Cookies**. Other nearby occupiers include **Lloyds**, **Dorothy Perkins/Burtons**, **Zara**, **HSBC**, **Oasis**, **Oliver Bonas**, **Scribbler**, **Tiger** and **H Samuel**.

### Accommodation

**Ground Floor: 132.57 sq m 1,427 sq ft**

(Interested parties are advised to verify these areas on site by prior appointment).

### Tenure

The unit is available by way of an assignment of the lease which expires on 23 June 2023. The next rent review is due on 24 June 2018. The lease is contracted outside the protection of the Landlord and Tenant Act 1954.

### Rent

£170,000 per annum exclusive.

### Premium

Offers invited.



### Service Charge

We are advised that the service charge for 2015/2016 was £11,430.

### Rates

We are verbally advised that the unit is assessed as follows:

Rateable Value	£107,000
Rates Payable (18/19)	£66,538.83

Interested parties are asked to verify these figures with Bristol City Council (0117 922 2000).

### Legal Costs

Each party is to be responsible for their own legal costs.

### EPC

An EPC has been commissioned and will be made available upon request.

### Viewing

**Staff are unaware** of the pending disposal; therefore viewing is strictly by prior appointment through sole agents **Harper Dennis Hobbs**:

**Will Mabbett**  
[willmabbett@hdh.co.uk](mailto:willmabbett@hdh.co.uk)  
020 7462 8704

**Rebecca Blenkinsop**  
[rebeccablenkinsop@hdh.co.uk](mailto:rebeccablenkinsop@hdh.co.uk)  
020 7462 9126

**Subject to Contract**

# Cabot Circus Bristol, BS1 3BX

Floor

Upper Ground Floor

Size

1,573,000 sq ft (146,100 sq m)



**Key**

Let	Green
Available To Let	Orange
Under Offer	Blue
In Solicitor's Hands	Grey