



TO LET

UNIT 21-22, THE ARCADE, BRISTOL, BS1 3JA

GROUND FLOOR SALES AREA - 18.58 SQ M - 200 SQ FT

LOCATION

The Arcade provides a busy pedestrian link between Broadmead and The Horsefair where multiple retailers include Primark, Greggs, Starbucks, Burger King, Lush, EE, Boots, Card Factory, & Sainsburys Local.

The Arcade provides a vibrant home to an exciting mix of speciality retailers, coffee shops, restaurants and takeaways, to include Black Sheep Coffee, Shakeaway, Bakers Dolphin Travel and Sobeys Vintage.

www.thearcadebristol.com

ACCOMMODATION

The property provides the following approximate net internal floor areas and dimensions:-

Internal Width:	7.80 m	(25 ft 7")
Shop Depth:	2.92 m	(9 ft 7")
Ground Floor Sales Area:	18.58 m ²	(200 ft ²)
Basement:	17.19 m ²	(185 ft ²)
First Floor:	15.51 m ²	(167 ft ²)

CONTACT

Carter Jonas LLP
St Catherine's Court,
Berkeley Place,
Clifton, Bristol, BS8 1EJ



Timothy Edgell

0117 363 5702 | 0117 922 1222
timothy.edgell@carterjonas.co.uk

IMPORTANT INFORMATION

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LEASE

A new lease will be available for a term to be agreed incorporating 5 yearly upward only rent reviews.

RENT

£13,500 per annum exclusive.

SERVICE CHARGE & INSURANCE

A service charge will be levied for the general upkeep, maintenance and management of The Arcade. The service charge estimate for the year ending 30th June 2024 is £5,818.26 + VAT. Insurance is £888.76 + VAT for the year ending 31 March 2024.

PLANNING

Each shop benefits from a Class E planning consent allowing premises to be used for retail, financial and professional services, café/restaurant, offices or medical, subject to landlords consent.

RATES

According to the Valuation Office website the premises are assessed as follows:-

Rateable Value £11,750 (From 1 April 2023)

It is our understanding that this is below the threshold for paying any rates. However, interested parties are advised to satisfy themselves that the above statement and assessment are correct and that this covers their intended business by referring to:

<https://www.gov.uk/government/publications/business-rates-retail-discount-guidance>

ENERGY PERFORMANCE CERTIFICATE

The premises are rated 'D' (86). A certificate is available on request.

LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

VAT

All figures within these terms are exclusive of VAT where applicable.

VIEWING & FURTHER INFORMATION

Strictly by prior appointment through:

Timothy Edgell: timothy.edgell@carterjonas.co.uk / 0117 363 5702 / 0117 922 1222 or

Stuart Williams: stuart.williams@carterjonas.co.uk / 0117 922 1222 at this office.

For details of all commercial properties marketed through this firm please visit: carterjonas.co.uk/commercial



SUBJECT TO CONTRACT JUNE 2024

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**Carter
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50 metres

Experian Goad Plan Created: 04/04/2024
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