

RETAIL

RETAIL



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

Oliver Tucker

Graduate Surveyor
07814 483274 | 0117 922 1222
Oliver.tucker@carterjonas.co.uk

Stuart Williams

Partner
| 0117 922 1222
Stuart.williams@carterjonas.co.uk

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale

Carter
Jonas

UNIT 21-22, THE ARCADE BRISTOL

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 2026 is £6,202.97 + VAT. Insurance is £672.03 + VAT for the year ending 31 March 2026.

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 £8,900 (From 1 April 2026)

For rateable values of less than £15,000, small business rates relief may apply. Interested parties are advised to satisfy themselves if this is applicable to their proposed use by referring to: [Business rates relief: Small business rate relief - GOV.UK](#)

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:

Oliver Tucker: Oliver.tucker@carterjonas.co.uk / 07814 483274 / 0117 922 1222 or

Cellan Richards: Cellan.richards@carterjonas.co.uk / 0117 403 9990 / 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 DECEMBER 2025

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale

**Carter
Jonas**



50 metres

Experian Goad Plan Created: 04/04/2024
Created By: Carter Jonas LLP



Copyright and confidentiality Experian, 2023. © Crown copyright and database rights 2023. OS 100019885

For more information on our products and services:
www.experian.co.uk/business-products/goad | salesG@uk.experian.com