

RETAIL

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TO LET

UNIT 26, THE ARCADE, BRISTOL, BS1 3JD

GROUND FLOOR SALES AREA - 9.38 SQ M - 101 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 Silver Scene.

ACCOMMODATION

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

Internal Width:	3.76 m	(12 ft 4')
Shop Depth:	2.92 m	(9 ft 7')
Ground Floor Sales Area:	9.38 m ²	(101 ft ²)
Basement:	3.72 m ²	(40 ft ²) (via hatch)

CONTACT

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IMPORTANT INFORMATION

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UNIT 26, THE ARCADE BRISTOL

LEASE

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

RENT

£9,000 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 £2,406.34 + VAT. Insurance is £265.40 + 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 £4,000 (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

D (79). 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

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SUBJECT TO CONTRACT DECEMBER 2025

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50 metres

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