



TO LET

UNIT 34-36, THE ARCADE, BRISTOL, BS1 3JD

GROUND FLOOR SALES AREA – 57.11 SQ M (615 SQ FT)

E PLANNING CONSENT (TO INCLUDE RESTAURANT AND CAFÉ)

LOCATION

Prime corner location fronting Broadmead, forming part of The Arcade, directly opposite Boots, Sally Hair, Card Factory and an entrance to The Galleries Shopping Centre.

The Arcade is a busy covered walkway comprising a mix of speciality and service occupiers and links Broadmead to the Horsefair where retailers such as Primark, Greggs and Burger King are located. Other well known occupiers nearby include Tesco, Coffee#1, Savers, Skechers and F Hinds.

ACCOMMODATION

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

Internal Width	5.90 m	19 ft
Internal Depth	11.70 m	38 ft
Ground Floor	57.11 sq m	615 sq ft
First Floor Sales	51.40 sq m	553 sq ft
Second Floor	41.74 sq m	449 sq ft
Third Floor	15.24 sq m	164 sq ft

The previous tenant utilised outside space for seating, available subject to Local Authority approval.

CONTACT

Carter Jonas LLP
St Catherine's Court
Berkeley Place
Bristol BS8 1BQ
carterjonas.co.uk/commercial

Cellan Richards

0117 403 9990 | 0117 922 1222
cellan.richards@carterjonas.co.uk

Stuart Williams

0117 363 5693 | 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

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Jonas**

UNIT 34-36, THE ARCADE BRISTOL

LEASE

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

RENT

£39,500 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 year ending 30 June 2025 is £23,005.00 + VAT. Insurance is for the year ending 31 March 2025 £2,248.85 + VAT

RATES

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

Rateable Value: £49,000 (from 1st April 2023 to present)

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/find-business-rates>

ENERGY PERFORMANCE CERTIFICATE

A certificate rated (C- 63) 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:

Cellan Richards: cellan.richards@carterjonas.co.uk / 0117 403 9990 / 0117 922 1222 or

Lydia Bruce: lydia.bruce@carterjonas.co.uk / 0117 363 5693 / 0117 922 1222 or

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

For details of other opportunities in The Arcade as well as other commercial properties marketed through this firm please visit: carterjonas.co.uk/commercial



SUBJECT TO CONTRACT DECEMBER 2024

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