RETAIL

TO LET

UNIT 30, THE ARCADE, BRISTOL, BS1 3JD

GROUND FLOOR SALES AREA – 29.26 SQ M - 315 SQ FT

LOCATION

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

The Arcade provides a vibrant home to an exciting mix of speciality retailers, coffee shops, restaurants and takeaways, to include **Smmmile Dentists, Papawcha** and **Silver Scene Jewellers.**

ACCOMMODATION

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

Internal Width:	3.99 m	(13 ft 1')
Shop Depth:	7.54 m	(24 ft 9')
Ground Floor Sales Area:	29.26 m^2	(315 ft^2)
Basement:	17.56 m^2	(189 ft^2)
First Floor:	14.96 m^2	(161 ft^2)
Second Floor:	21 m^2	(226 ft^2)
Third Floor:	17.56 m^2	(189 ft^2)

CONTACT

Carter Jonas LLP
St Catherine's Court,

Berkeley Place,

Oliver Tucker

0017 363 5696 I 0117 922 1222
Oliver.tucker@carterjonas.co.uk

Cellan Richards

0117 403 9990 I 0117 922 1222
Cellan.richards@carterjonas.co.uk

IMPORTANT INFORMATION

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UNIT 30, THE ARCADE
BRISTOL

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

RENT
£14,500 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 £6,349 + VAT. Insurance is £707.59 + VAT for the year ending 31 March 2027.

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 £9,300 (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
A certificate rated D (80) 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.

ANTI-MONEY LAUNDERING CHECKS (AML)

From May 2025, The Office of Financial Sanction Implementation (OFSI) requires Carter Jonas to carry out AML checks on all tenants, guarantors and purchasers of commercial property. Where deals are agreed, the relevant parties will be emailed with a link to cover this requirement. Alternatively, Carter Jonas will require photo identification (passport or driving licence) and proof of home address (e.g—recent utility bill) so the required checks can be undertaken.

VIEWING & FURTHER INFORMATION
Strictly by prior appointment through:

Oliver Tucker: oliver.tucker@carterjonas.co.uk / 0017 363 5696 / 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

Virtual Viewing: https://vimeo.com/1224012608?fl=tl&fe=ec&share=copy

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

SUBJECT TO CONTRACT AUGUST 2026

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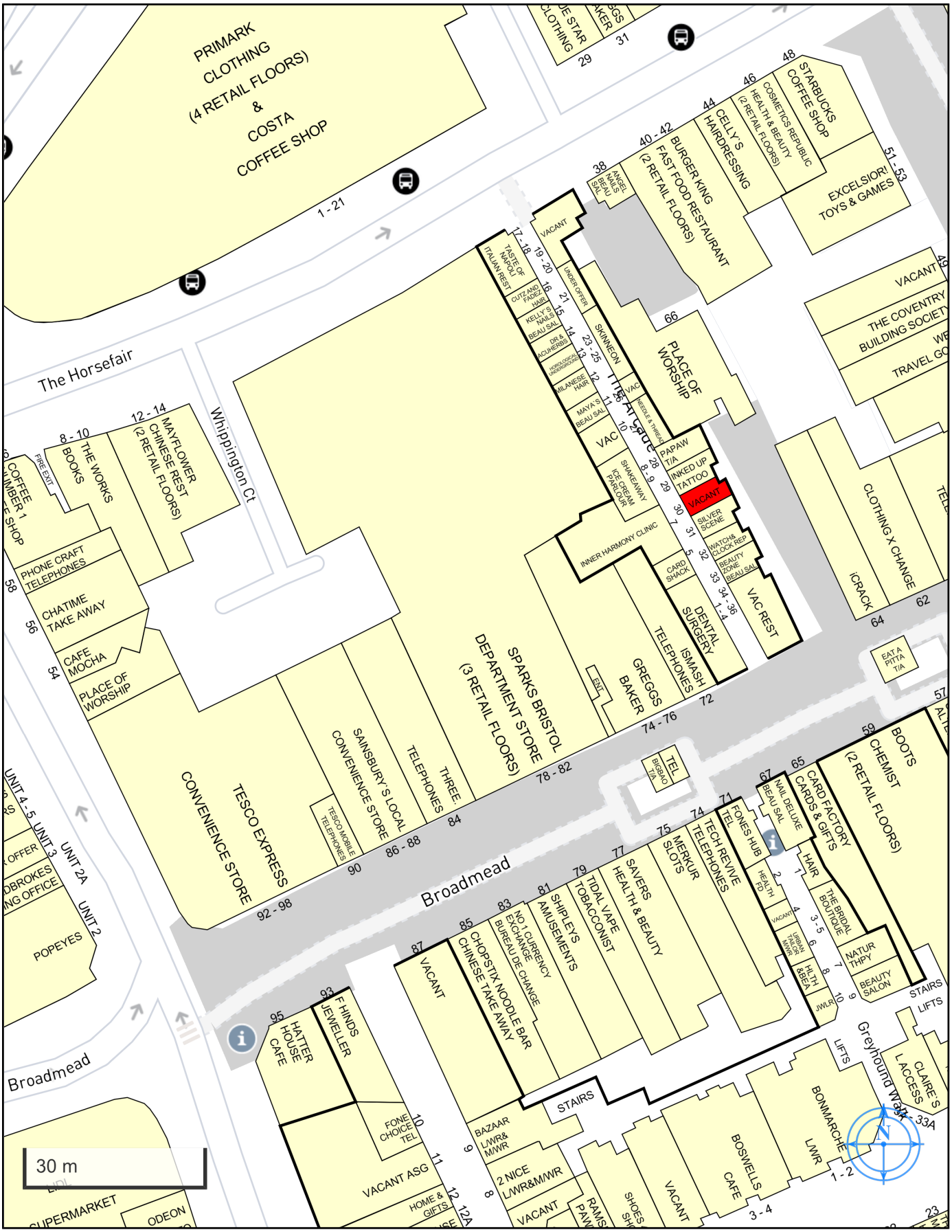
Bristol - Broadmead (Organisation)

Modified: 29-Jul-26 11:27:00 / Surveyed: 29-May-25



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