



Units D1—D2
Stokes Croft
Bristol
BS1 3RJ

Ground Floor Accommodation with the ability to be occupied as a whole or as two separate units.

Approximately 1,094 Sq Ft (101.72 Sq M)

- Suitable for a variety of uses, STP
- Popular and busy Bristol location
- Outdoor seating available

LOCATION

Bristol is one of the UK's most vibrant cities. Located in the South West, it offers excellent connectivity to London, Cardiff and the wider UK, making it an attractive destination for business, investment and lifestyle.

Carriageworks is a mixed use development situated in one of Bristol's most popular locations, Stokes Croft, located just north of the city centre.

Some of the occupiers at the Carriageworks development are Brother Thai, Steam Bars along with many other nearby independent occupiers such as the Crafty Egg and The Bristolian.

DESCRIPTION

The accommodation is situated underneath residential apartments on the ground floor, currently split into two units. The units are available as a whole or split into two.

The premises are suitable for a variety of uses but not suitable for hot food.

ANTI-MONEY LAUNDERING CHECKS

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.

ACCOMMODATION

The units provide the following approximate **net internal areas**:

Unit D1	56.54 Sq M	608 Sq Ft
Unit D2	45.18 Sq M	486 Sq Ft
Total	101.72 Sq M	1,094 Sq Ft

PLANNING

We understand that the units benefit from E class use of the Use Classes Order 2020. However are not suitable for hot food uses due to limited extraction.

TERMS

A new lease or leases are available for a term to be agreed.

RENTAL

Unit D1 only—£20,000 per annum exclusive.
Unit D2 only—£16,000 per annum exclusive.
Both units—£33,000 per annum exclusive.

BUSINESS RATES

The premises will be assessed for rating purposes upon occupation. Interested parties are advised to make their own enquires for exact rates payable and whether transactional/small business relief may be payable.

EPC

EPC available upon request.

VAT

All figures quoted are exclusive of VAT.

LEGAL COSTS

All parties will be responsible for their own legal costs.

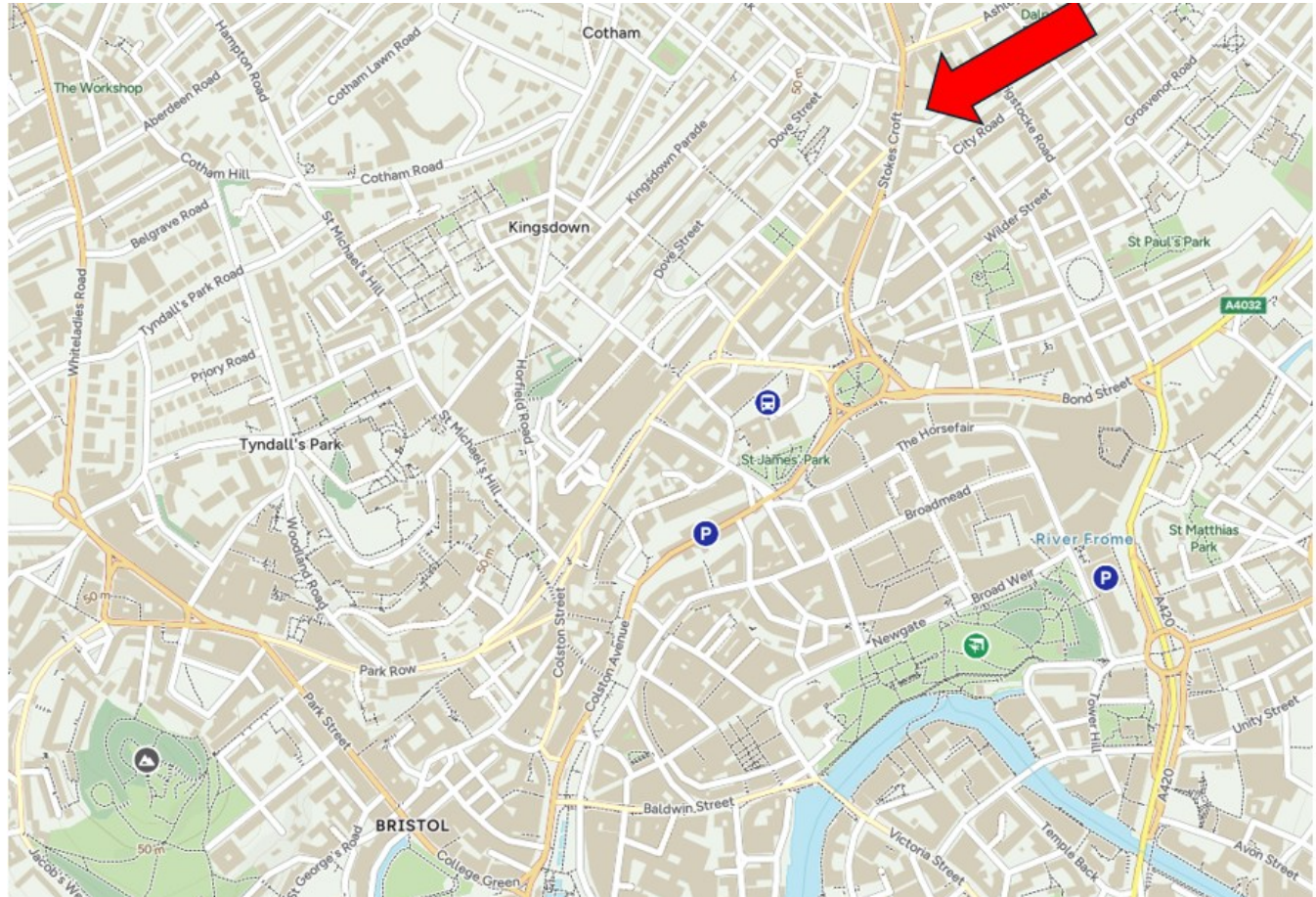
VIEWINGS

All viewings should be made through the sole agents **Carter Jonas** 0117 922 1222

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IMPORTANT INFORMATION

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JUNE 2026

SUBJECT TO CONTRACT