TO LET – GROUND FLOOR COMMERCIAL UNIT SUITABLE FOR A VARIETY OF USES

Carter Jonas



Units D1-D2
The Carriageworks
Stokes Croft
Bristol
BS1 3RJ

Approximately 1,094 Sq Ft (101.72 Sq M)

Ground floor accommodation with the ability to be occupied as a whole or as two separate units.

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

LOCATION

Bristol is one of the UK's most vibrant cities. Located in the Southwest, it offers excellent connectivity to London, Cardiff and the wider UK, making it an attractive destination for businesses, 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 nearby occupiers are Brother Thai, Steam Bars along with many other independent occupiers such as the Craft Egg and The Bristolian.

DESCRIPTION

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

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

AML / SANCTIONS CHECKS

In line with statutory requirements prospective buyers will need to complete standard anti money laundering checks at the time of agreement of heads of terms.

ACCOMMODATION

The units provide the following approximate net internal areas:

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

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.

QUOTING PRICE / RENT

Unit D1 only - £20,000 per annum exclusive
Unit D2 only - £16,000 per annum exclusive
Both Units - £33,000 per annum exclusive

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BUSINESS RATES

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

EPC

EPC available upon request.

LEGAL COSTS

Each party is responsible for the payment of their own legal costs.

VIEWINGS

Viewings to be made through the agents, **Carter Jonas 0117 922 1222.**

Subject to Contract

Carter Jonas





Aerin Thomas MRICS

Aerin.Thomas@carterjonas.co.uk

07990 558726 / 011740 39956

Andrew Hardwick MRICS

Andrew.Hardwick@carterjonas.co.uk

07771 820053 / 0117 3635694

IMPORTANT INFORMATION

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OCTOBER 2026

SUBJECT TO CONTRACT