



TO LET

UNIT 11, UNION GATE, BRISTOL, BS1 2DU

GROUND FLOOR: 57.7 SQ M - 621 SQ FT

+ UPPER FLOORS

LOCATION

Union Gate fronts Union Street, forming part of the Broadmead Shopping area. The premises immediately adjoin **Pure Gym** and **Snappy Snaps** whilst directly opposite **Coffee#1**.

Other well-known occupiers in the immediate vicinity include **Popeyes**, **Lidl**, **Primark**, **Slater Menswear** and **Greggs**.

ACCOMMODATION

The approximate net internal floor areas and dimensions are:

Ground floor:	57.7 sq m	(621 sq ft)
First floor:	47.6 sq m	(512 sq ft)
Second floor:	54.2 sq m	(583 sq ft)
Third floor:	44.7 sq m	(481 sq ft)

CONTACT

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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

LEASE

A new effective full repairing and insuring lease for a term to be agreed, incorporating 5 yearly upward only rent reviews.

RENT

£36,500 per annum exclusive.

PLANNING

It is understood that the premises benefit from an **E Class planning consent** allowing for uses to include **retail, offices, cafe/restaurant** and some **medical uses** amongst others. Any interested party is advised to ensure that planning exists for their intended use and landlord approval will be required for all uses.

RATES

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

Rateable Value: £30,000 (1 April 2026)

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>

SERVICE CHARGE

It is our understanding that the budget for the current year is £3,388.19 + VAT

INSURANCE

It is our understanding that the insurance for the current year is £1,290.35 + VAT

EPC

A certificate rated E (117) is available on request.

LEGAL COSTS

Each party to bear their own costs incurred in any 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

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

For details of all commercial properties marketed through this firm please visit:

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SUBJECT TO CONTRACT MAY 2026

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