

RETAIL

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TO LET

UNIT 5, THE ARCADE, BRISTOL, BS1 3JA

GROUND FLOOR SALES AREA - 36.23 SQ M - 390 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, Tase of Napoli and Silver Scene Jewellers.

ACCOMMODATION

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

Internal Width:	3.81 m	(12 ft 6")
Shop Depth:	11.58 m	(38 ft)
Ground Floor Sales Area:	36.23 m ²	(390 ft ²)
Basement:	15.05 m ²	(162 ft ²)
First Floor:	16.26 m ²	(175 ft ²)
Upper Floors:	21.09 m ²	(227 ft ²)

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

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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 £8,169 + VAT. Insurance is £910.47 + 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 £7,200 (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 (90) 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/1232074750?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 SEPTEMBER 2026

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