

RETAIL

****REDUCED RENT****



RETAIL

TO LET

UNIT 6-7, THE ARCADE, BRISTOL, BS1 3JA

GROUND FLOOR SALES AREA – 140 SQ M (1,507 SQ FT)

****VERY ATTRACTIVE TERMS AVAILABLE****

LOCATION

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

The Arcade provides a vibrant home to an exciting mix of speciality retailers, coffee shops, and takeaways, to include Shakeaway, Bakers Dolphin Travel, Smmile Dentist and Taste Of Napoli.

ACCOMMODATION

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

Link to virtual Viewing = <https://vimeo.com/1029965779>

Internal Width	7.62 m	25 ft
Internal Depth	17.98 m	59 ft
Ground Floor	140 sq m	1,507 sq ft
Basement	41.3 sq m	445 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

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UNIT 6-7, THE ARCADE BRISTOL

LEASE

A new lease will be available for a term to be agreed incorporating 5 yearly upward only rent reviews, subject to vacant possession.

RENT

£29,500 per annum exclusive,
To include rent, service charge and insurance

RATES

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

Rateable Value: £30,250 (from April 2023)

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>

ENERGY PERFORMANCE CERTIFICATE

To be commissioned.

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:

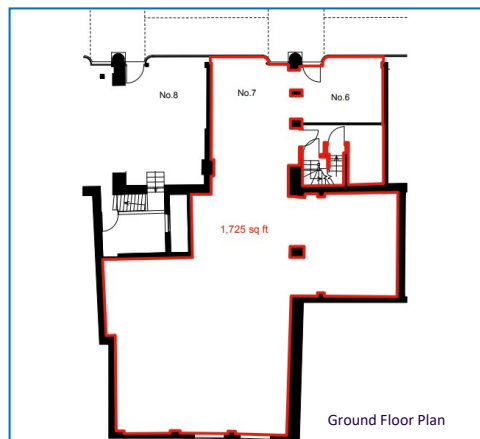
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For details of all commercial properties marketed through this firm please visit: carterjonas.co.uk/commercial

SUBJECT TO CONTRACT MARCH 2025



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50 metres

Experian Goad Plan Created: 26/03/2025

Created By: Carter Jonas LLP