



TO LET

UNIT 23-25, THE ARCADE, BRISTOL, BS1 3JD

GROUND FLOOR SALES AREA - 30.84 SQ M - 332 SQ FT

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, restaurants and takeaways, to include Black Sheep Coffee, Shakeaway, Bakers Dolphin Travel and Silver Scene.

www.thearcadebristol.com

ACCOMMODATION

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

Internal Width	12.19 m	40 ft
Internal Depth	2.92 m	9 ft 7'
Ground Floor Sales Area	30.84 m ²	332 ft ²
First Floor	18.39 m ²	198 ft ²
Basement	33.44 m ²	360 ft ²

CONTACT

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IMPORTANT INFORMATION

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UNIT 23-25, THE ARCADE BRISTOL

LEASE

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

RENT

£14,250 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 £9,824.05 + VAT. Insurance is £1,083.53 + VAT for the year ending 31 March 2026.

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 £12,000 (From 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/government/publications/business-rates-retail-discount-guidance>

ENERGY PERFORMANCE CERTIFICATE

The premises are rated 'D' (85). A certificate 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.

VIEWING & FURTHER INFORMATION

Strictly by prior appointment through:

Oliver Tucker: Oliver.tucker@carterjonas.co.uk / 07814 483274 / 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 at this office.

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Horsefair Entrance



Internal view towards Broadmead

SUBJECT TO CONTRACT DECEMBER 2025

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**Carter
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50 metres

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