

RETAIL



RETAIL

TO LET

UNIT 14, THE ARCADE, BRISTOL, BS1 3JA

GROUND FLOOR SALES AREA - 18.95 SQ M - 204 SQ FT

LOCATION

The Arcade provides a busy pedestrian link between Broadmead and The Horsefair where occupiers include Primark and Debenhams. It provides a vibrant home to an exciting mix of speciality retailers, coffee shops, restaurants and takeaways www.thearcadebristol.com.

The subject premises are located in the heart of The Arcade close to Shakeaway, Bakers Dolphin Travel and Sobeys whilst close to pedestrianised Broadmead where multiple retailers include Boots, Lush, Card Factory, Greggs & Sainsburys Local.

ACCOMMODATION

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

Internal Width:	3.76 m	(12 ft 4')
Shop Depth:	6.04 m	(19 ft 10')
Ground Floor Sales Area:	18.95 m ²	(204 ft ²)
Basement:	19.60 m ²	(211 ft ²)
First Floor:	12.82 m ²	(138 ft ²)
Upper Floors:	25.27 m ²	(272 ft ²)

CONTACT

Carter Jonas LLP
St Catherine's Court,
Berkeley Place,
Clifton, Bristol, BS8 1EJ

Stuart Williams

0117 363 5693 | 0117 922 1222
stuart.williams@carterjonas.co.uk

Timothy Edgell

0117 363 5702 | 0117 922 1222
timothy.edgell@carterjonas.co.uk

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

Carter
Jonas

UNIT 14, THE ARCADE BRISTOL

LEASE

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

RENT

£14,750 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 2023 is £5,631.32.

RATES

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

Rateable Value £9,800 (from 1st April 2023)

It is our understanding that this is below the threshold for paying any rates. However, 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

The premises are rated 'E' (102). 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:

Timothy Edgell: timothy.edgell@carterjonas.co.uk / 0117 363 5702 / 0117 922 1222 or

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

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

SUBJECT TO CONTRACT Updated February 2023

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

**Carter
Jonas**



50 metres

Experian Goad Plan Created: 16/02/2023
Created By: Carter Jonas LLP



Copyright and confidentiality Experian, 2022. © Crown copyright and database rights 2022. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011