

RETAIL

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# TO LET

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

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

**SUBJECT TO VACANT POSSESSION**

## 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 Smmile Dentist.

## ACCOMMODATION

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

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

Carter Jonas LLP  
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Berkeley Place  
Bristol BS8 1BQ  
[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)



**Timothy Edgell**

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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

£32,500 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 year ending 30 June 2024 £20,611.58 + VAT.

Insurance is for the year ending 31 March 2024

£3,142.86 + VAT

## 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.

## VIEWING & FURTHER INFORMATION

Strictly by prior appointment through:

Timothy Edgell:

[timothy.edgell@carterjonas.co.uk](mailto:timothy.edgell@carterjonas.co.uk) / 0117 363 5702

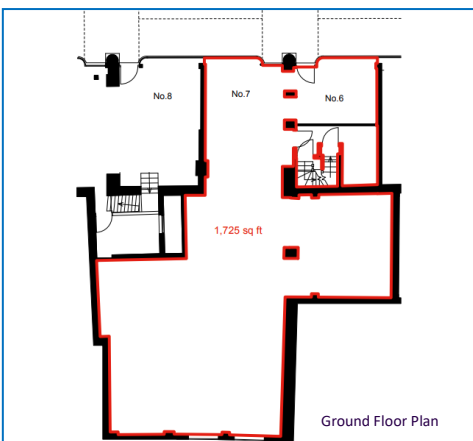
Or

Stuart Williams

[stuart.williams@carterjonas.co.uk](mailto:stuart.williams@carterjonas.co.uk) / 0117 922 1222

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**SUBJECT TO CONTRACT March 2024**



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50 metres

Experian Goad Plan Created: 04/04/2024  
Created By: Carter Jonas LLP



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