



TO LET

UNIT 16, THE ARCADE, BRISTOL, BS1 3JA

GROUND FLOOR SALES AREA - 19.9 SQ M (204 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 Sobeys Vintage.

ACCOMMODATION

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

Internal Width:	3.75 m	(12 ft 5 ins)
Shop Depth:	6.00 m	(19 ft 10 ins)
Ground floor:	19.9 sq m	(204 sq ft)
Basement:	12.4 sq m	(134 sq ft)
First Floor:	14.8 sq m	(160 sq ft)
Second Floor:	15.8 sq m	(171 sq ft)
Third Floor:	10.6 sq m	(115 sq ft)

CONTACT

Carter Jonas LLP
St Catherine's Court
Berkeley Place
Bristol BS8 1BQ
carterjonas.co.uk/commercial



Timothy Edgell

0117 363 5702 | 0117 922 1222

timothy.edgell@carterjonas.co.uk

IMPORTANT INFORMATION

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UNIT 16, THE ARCADE BRISTOL

LEASE

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

RENT

£16,500 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 is £5,249.08 + VAT.

RATES

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

Rateable Value £9,900 (from April 2023)

It is understood that no rates are payable but 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

D (86). 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

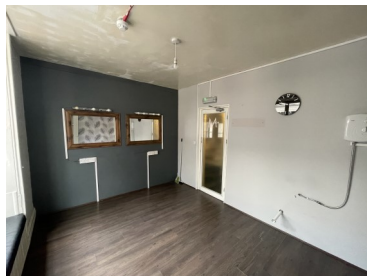
Strictly by prior appointment through:

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

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

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SUBJECT TO CONTRACT October 2023

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**Carter
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50 metres

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



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