MAGGS & ALLEN

8 IMPERIAL ARCADE

BEDMINSTER, BRISTOL, BS3 4HH

£18,000 Per Annum

- Approx. 1,049 ft²
- Air Conditioning
- Part of the Factory No.1 Development
- Busy Trading Position
- New Lease Available.

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Commercial & Investment
22 Richmond Hill, Clifton, Bristol, BS8 1BA

0117 973 4940

www.maggsandallen.co.uk

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DESCRIPTION
A modern retail unit of approximately 1,049 ft² situated in a busy trading position in Imperial Arcade, part of the City & Country Factory No. 1 redevelopment. The shop as been used until recently as a sales office for the Factor No. 1 development and is presented to a very high standard with retail frontage, contemporary kitchen and air conditioning.

LOCATION
The unit is located in a busy trading position in Imperial Arcade on East Street, Bedminster. The shop forms part of the award winning City & Country Factory No. 1 development.

LEASE DETAILS
The shop is available to let on a new internal repairing and insuring basis, subject to estate service charge. It is anticipated that the unit will be available from circa March 2026. Each party to incur their own respective legal fees.

SERVICE CHARGE
We understand the service charge payable for the year ending 2025 is £1,947.98.

BUSINESS RATES
The rateable value with effect from April 2023 is £9,000. We would therefore expect those eligible for small business relief could be entitled to full exemption at this time.

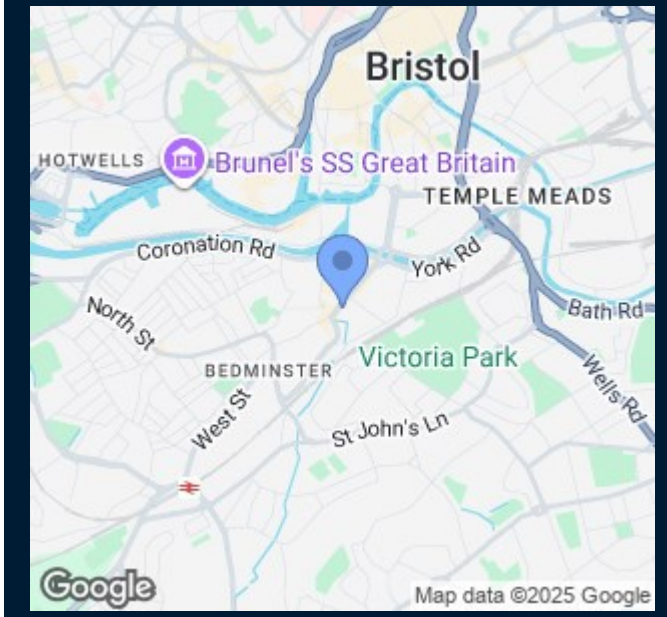
ENERGY PERFORMANCE CERTIFICATE (EPC)
Rating: B

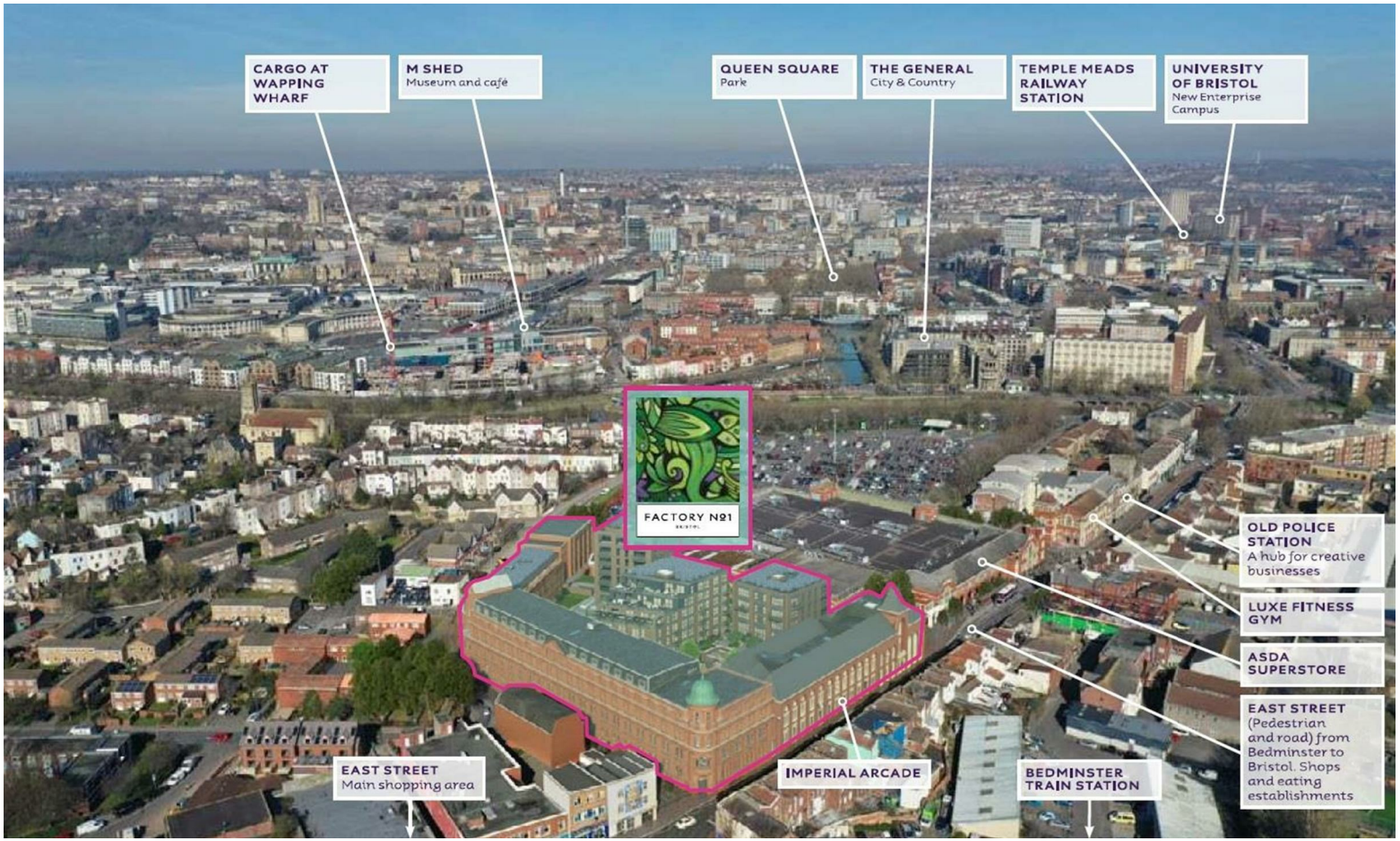
VIEWINGS
Viewings are strictly by appointment only.

FLOOR PLAN
The floor plan is provided for indicative purposes only and should not be relied upon.

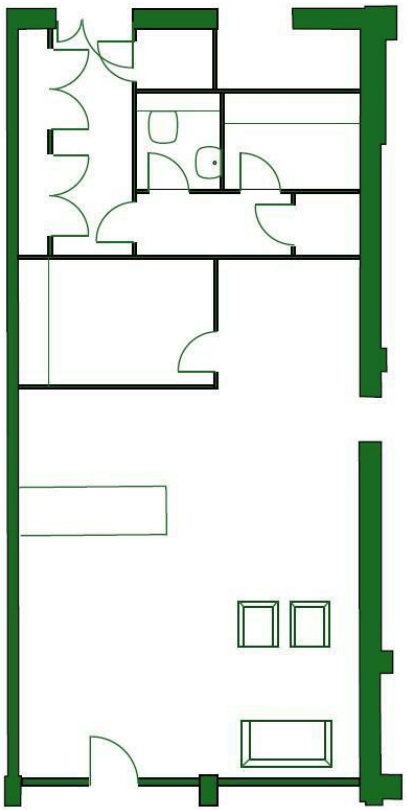
TENANT APPLICATION FEE
The ingoing tenant will be charged an application fee of £300 plus VAT (£360 inc VAT) towards the costs incurred in undertaking appropriate credit and reference checks. Accounts will be requested where available and a deposit and/or personal guarantee may be required.

VAT
All figures quoted are exclusive of VAT unless otherwise stated. We understand the property is opted for VAT and therefore VAT will be applied to the rent.





Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.



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