

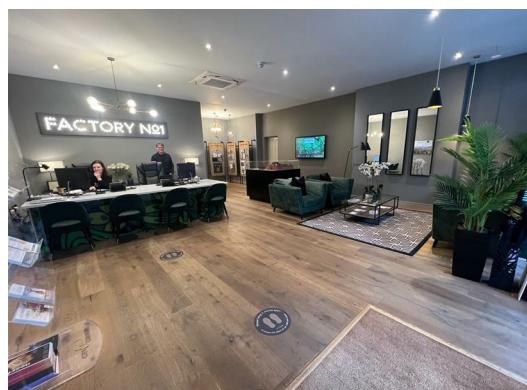
# MAGGS & ALLEN

8 IMPERIAL ARCADE

BEDMINSTER, BRISTOL, BS3 4HH

**£18,000 Per Annum**

- Approx. 1,049 ft<sup>2</sup>
- Air Conditioning
- Part of the Factory No.1 Development
- Busy Trading Position
- New Lease Available.



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

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)

## DESCRIPTION

A modern retail unit of approximately 1,049 ft<sup>2</sup> situated in a busy trading position in Imperial Arcade, part of the City & Country Factory No. 1 redevelopment. The shop has 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.

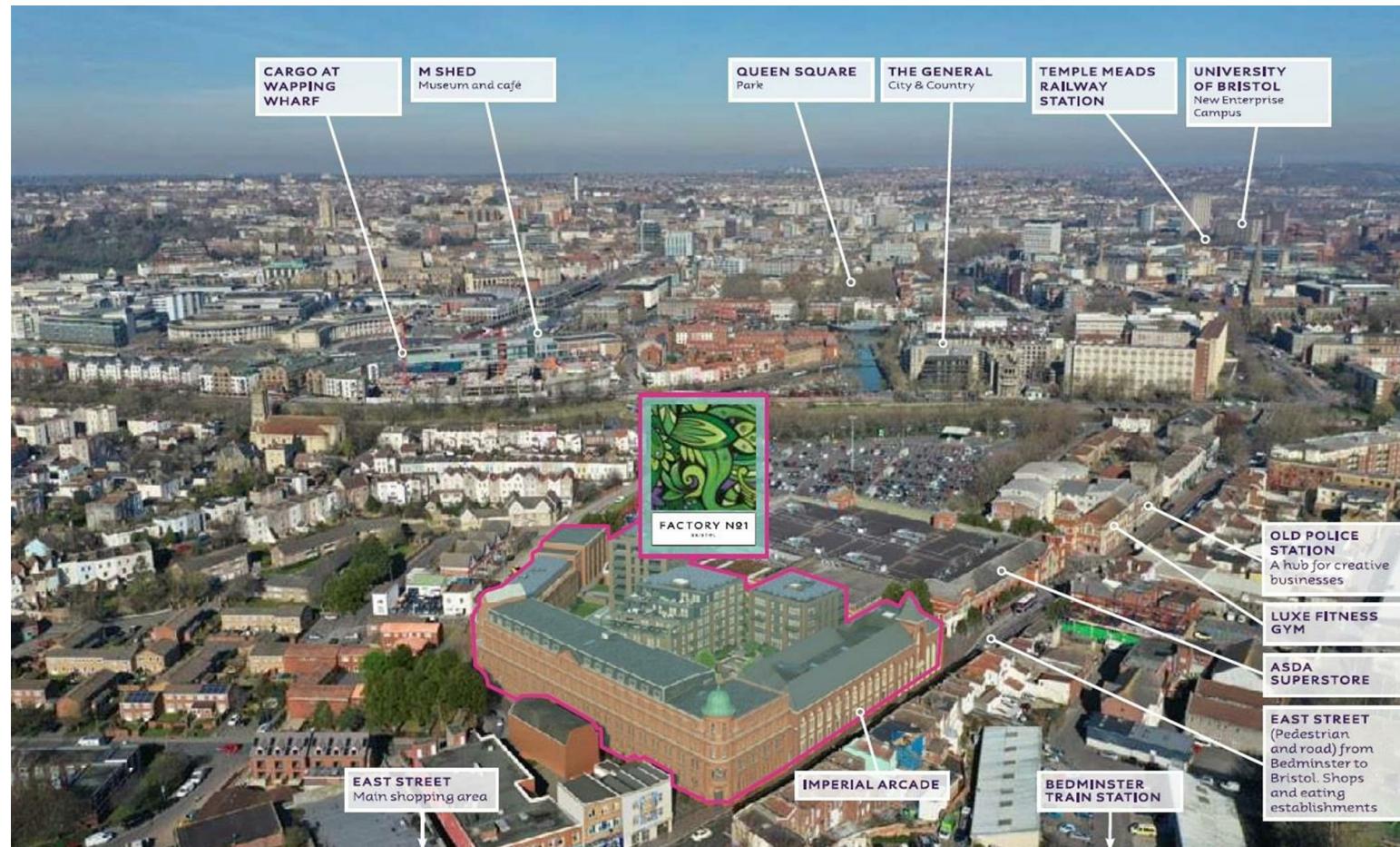
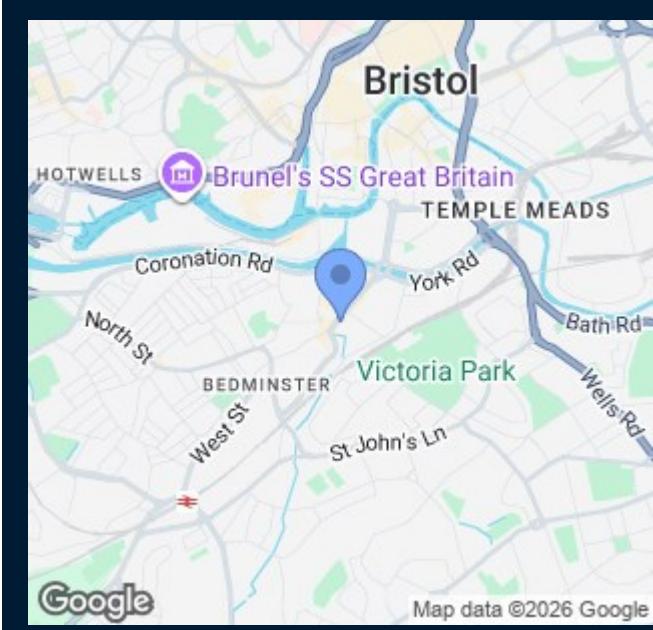
## TENANT APPLICATION FEE

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.

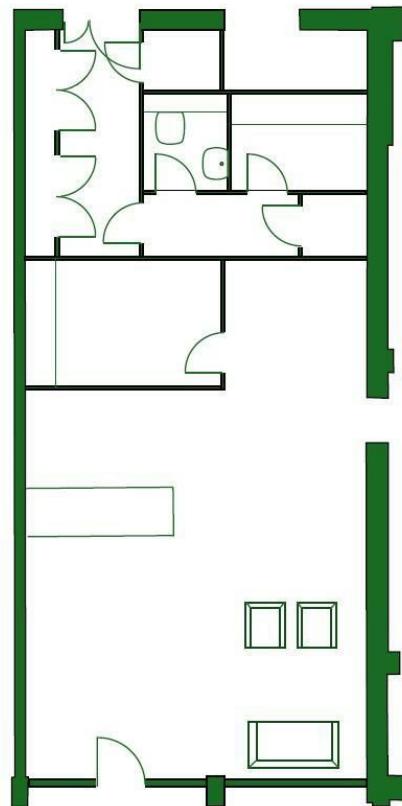
## VAT

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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