

RETAIL

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# TO LET

**UNIT 3 , UNION GATE, BRISTOL, BS1 2DL**

**GROUND FLOOR: 96.17 SQ M - 1,035 SQ FT**

**\*\*SUBJECT TO VACANT POSSESSION\*\***

## LOCATION

The Union Gate block is situated at the bottom of Union Street forming part of the Broadmead Shopping area. The premises immediately adjoin **Evans Cycles** and **Ladbrokes** whilst directly opposite **Tesco**.

Other well-known retailers in the immediate vicinity include **Lidl**, **Slaters Menswear**, **Costa Coffee**, **Coffee #1**, **Primark** and **Greggs**.

## ACCOMMODATION

The net internal floor areas and dimensions are:

Gross Frontage:	5.46 m	(17 ft 11)
Internal width:	5.42 m	(17 ft 9)
Shop depth:	17.75 m	(58 ft 3)
Ground floor:	96.17 sq m	(1,035 sq ft)
First floor:	94.20 sq m	(1,014 sq ft)

## CONTACT

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## IMPORTANT INFORMATION

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**Carter  
Jonas**

#### LEASE

A new effective full repairing and insuring lease will be available for a term to be agreed, incorporating 5 yearly rent reviews.

#### RENT

£45,000 per annum exclusive.

#### PLANNING

It is understood that the premises benefit from an **E Class planning consent** allowing for uses to include **retail, offices, cafe/restaurant** and some **medical uses** amongst others. Any interested party is advised to ensure that planning exists for their intended use and landlord approval will be required for all uses.

#### RATES

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

Rateable Value: £33,750 (1st April 2026)

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>

#### SERVICE CHARGE

It is our understanding that the service charge for the current year end is £2,831 + VAT

#### INSURANCE

The insurance is £1,422.64 + VAT

#### EPC

Certificate to be commissioned.

#### LEGAL COSTS

Each party to bear their own costs incurred in any transaction.

#### VAT

All figures within these terms are exclusive of VAT where applicable.

#### VIEWING & FURTHER INFORMATION

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**SUBJECT TO CONTRACT    FEBRUARY 2026**

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