



INVESTMENT FOR SALE

THE ARCHES

GLOUCESTER ROAD

BRISTOL (BS7 8AA)

BRAND NEW WAITROSE STORE

Location

Gloucester Road is both a major artery into Bristol, and a vibrant retail and leisure destination, within walking distance of the city centre. The area is popular with students, families and working professionals.

This is Bristol's second 'Little Waitrose' store, and it opened for trade in September 2025.

Description

The property is a very prominent former tram shed fronting Gloucester Road's junction with Cheltenham Rd and Zetland Rd,

Accommodation

We are offering the entire ground floor and service area on a long leasehold basis.

The freeholder will retain ownership of the upper floor residential property and will manage the annual service charge.

The property comprises the following:

Ground Floor GIA 603.9 sq m 6,500 sq ft

Occupational Lease

The property is let to Waitrose Limited for an unbroken term of fifteen years from September 2025, with exclusive provision for Waitrose Limited to extend the term for a further ten years from expiry. The lease is effectively FRI by way of service charge.

Rent

The passing rent is £120,000 per annum exclusive (£18.46 psf GIA).

Method of Sale

We are offering the unexpired term of a 999-year lease from 2002, at a peppercorn rent.

Price

Offers are invited in the region of **£1.9 million**, reflecting a yield of 6.32%.

AML

Regulations require M&P LLP to conduct various checks on purchasers. Further details available on request.

Energy Performance

The property has a current rating of B36. A copy is available upon request.

For further details, contact:

Russ Power– M&P Property Consultants LLP

DD: 0117 970 7536 Mobile: 07810 824 374

Email: russ@mp-pc.co.uk,

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