

RETAIL UNIT TO LET

17 KINGS CHASE, KINGSWOOD

15-17 Great Portland Street
London W1W 8QA
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Retail property expertise

- **Prominent retail unit to let with frontage on to scheme entrance**

LOCATION

Kings Chase Shopping Centre is a shopping centre located in the centre of Kingswood, 3 miles from junction 14 of the M5.

The shopping centre is anchored by a large Sainsbury's and Wilkinson and includes several multiples such as; Boots, Card Factory, Holland & Barrett and WH Smith. The shopping centre benefits from a multi-storey car park comprising 350 dedicated spaces.

The unit is located adjacent to Costa Coffee.

RENT

£47,500 per annum exclusive of rates, service charge and VAT (if applicable).

TENURE

The property is available on a new effectively full repairing and insuring lease for a term to be agreed.

RATES

Rateable Value	£51,500
UBR	47.9p

Interested parties should verify these figures with South Gloucestershire Council (Tel: 01454 868 003).

SERVICE CHARGE

Approximately £6,582.37 plus VAT.

ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Internal Width:	10.3m	32'2"
Ground Floor Sales:	103 sq m	1,112 sq ft
First Floor Anc:	89 sq m	955 sq ft

SPECIFICATION

The premises are handed over in their existing condition.

COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.

SUBJECT TO CONTRACT & VACANT POSSESSION



INSPECTIONS

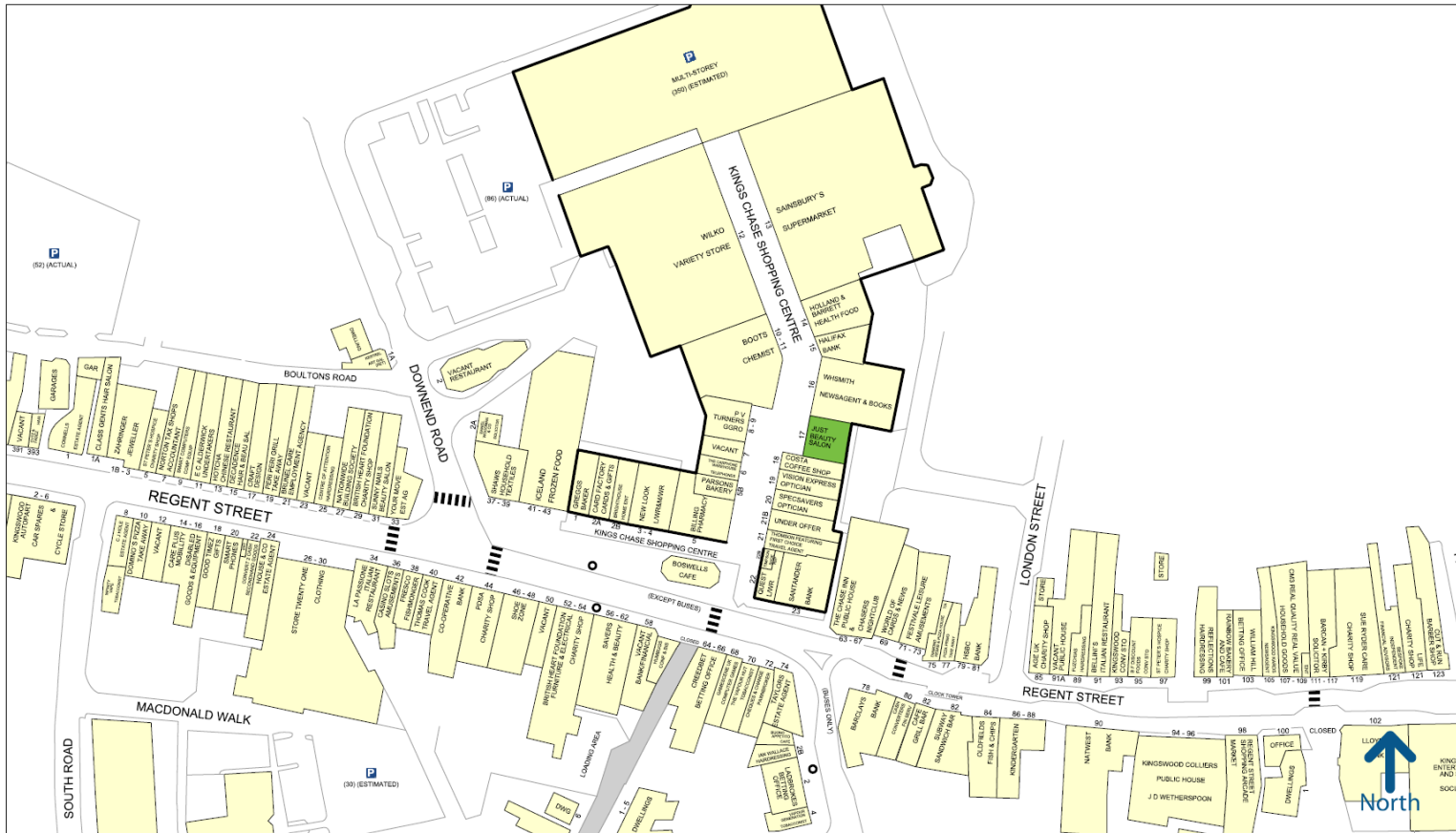
Viewing is strictly by appointment with:

Vincent Morris
020 7182 7485
Vincent@fawcettmead.co.uk

Or via our joint agents Macarthur Wilson:
0117 908 3350



Kingswood



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