

PROMINENT RETAIL UNIT TO LET

UNIT 3/4 KINGS CHASE, KINGSWOOD

7-8 Conduit Street
London W1S 2XF
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www.fawcettmead.co.uk



Retail property expertise

- **Prime retail unit to let with frontage on to Regent Street.**
- **Well configured double unit.**
- **Prominent trading position.**

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.

This double unit benefits from excellent prominence on the front of the scheme with direct visibility and access from Regent Street.

RENT

£65,000 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	£63,730
UBR	46.6p
Rates Payable	£29,698 pa

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

SERVICE CHARGE

Approximately £25,799.81 pa.

ACCOMMODATION

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

Ground Floor Sales:	156.82 sq m 1,688 sq ft
First Floor Anc:	83.98 sq m 904 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

UNIT 3/4 KINGS CHASE, KINGSWOOD



Kingswood



Experian Goad Plan Created: 07/02/2018
Created By: Fawcettmead



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