

# RETAIL UNIT TO LET

## 21B KINGS CHASE, KINGSWOOD

7-8 Conduit Street, London,  
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www.fawcettmead.co.uk



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 Specsavers Opticians and Thompson Travel Agent.

### RENT

£25,000 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	£30,250
UBR	49.7p
Rates Payable	£15,034.25 pa

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

### SERVICE CHARGE

TBC

### ACCOMMODATION

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

Internal Width:	4.8m	15'9"
Ground Floor Sales:	56.2 sq m	604 sq ft
First Floor Anc:	32.7 sq m	352 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.



### INSPECTIONS

Viewing is strictly by appointment with:

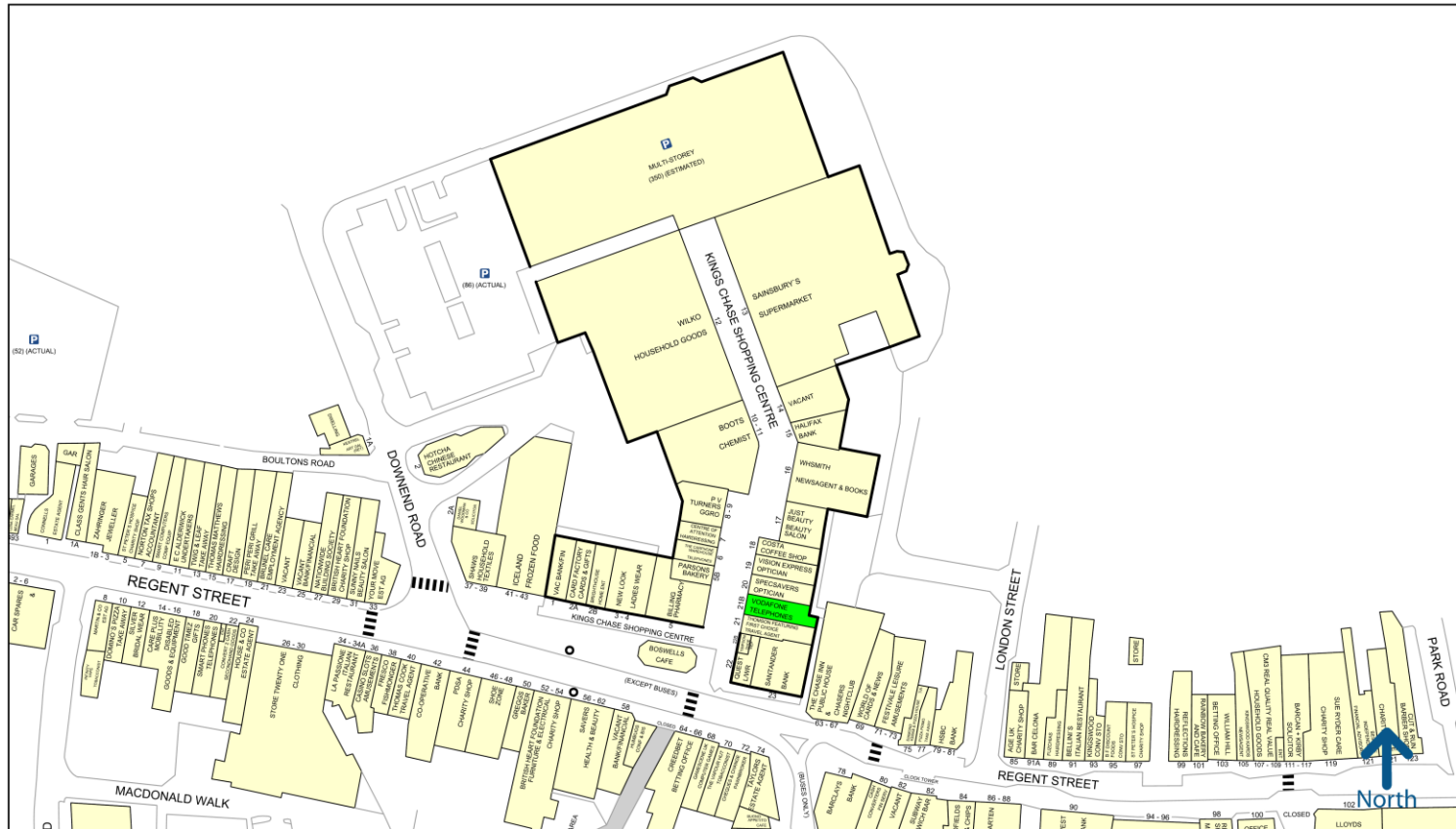
**Vincent Morris**  
020 7182 7485  
Vincent@fawcettmead.co.uk

Or via our joint agents Macarthur Wilson:  
0117 908 3350

SUBJECT TO CONTRACT



Kingswood



Experian Goad Plan Created: 16/12/2016

Created By: Fawcettmead



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