

RETAIL UNIT TO LET

UNIT 7 KINGS CHASE, KINGSWOOD

7-8 Conduit Street, London,
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020 7182 7480
www.fawcettmead.co.uk



Retail property expertise

- **Prominent retail unit to let.**
- **Well located adjacent to Carphone Warehouse and opposite Costa Coffee.**

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.

RENT

£23,250 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	£23,750
UBR	46.6p

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

SERVICE CHARGE & INSURANCE

£10,169.09 per annum.

ACCOMMODATION

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

Internal Width:	5m	16'7"
Ground Floor Sales:	47.29 sq m	509 sq ft
First Floor Anc:	38.18 sq m	411 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



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



Experian Goad Plan Created: 03/07/2018

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