

PRIME RETAIL UNIT TO LET

UNIT 3/4 KINGS CHASE, KINGSWOOD

7-8 Conduit Street
London W1S 2XF
020 7182 7480
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.

The unit is located adjacent to Specsavers Opticians and Thompson Travel Agent.

RENT

£57,500 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	£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



50 metres

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



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

MISREPRESENTATION ACT | COPYRIGHT | DISCLAIMER

Fawcett Mead, for themselves and for the vendors of this property, whose agents they are, give notice that (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or the advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either in whole or any part of an invitation, offer or contract of sale of the property; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to accuracy of such details.

No responsibility or liability is or will be accepted by Fawcett Mead, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, its connection with the possible sale of the property.

No person in the employment of Fawcett Mead or the vendor(s) has authority to make or give any representation or warranty, express of implied, in relation to the property. References to Fawcett Mead include any joint agents acting with Fawcett Mead.