

# Bristol - 26-32 Regent Street, Kingswood

Large High Street Retail Unit with Car Parking Facilities

Hartnell   
TaylorCook  
LLP

## Retail

ON THE INSTRUCTIONS OF:



0117 923 9234



### Location - BS15 8JS

Kingswood is a busy suburb located on the eastern border of Bristol and South Gloucestershire. The premises occupy a prominent position on Regent Street (A432), a suburban retailing location and arterial route linking the city centre and Bristol Ring Road (A4174).

The subject property is situated opposite the prime position of the Kings Chase Shopping Centre which is anchored by **Wilko**, **Sainsburys** and **Boots**.

### Description

The premises comprise a large ground floor retail space with loading bay and customer car park (approx. 35 spaces) to the rear, along with first floor ancillary.

There is also a self-contained first floor office accessed from Regent Street.

### Accommodation

The premises provide the following approximate areas and dimensions:-

<b>Ground floor main sales area</b>	<b>787 sq m 8,471 sq ft</b>
<b>Additional sales area</b>	<b>232 sq m 2,500 sq ft</b>
<b>Ground floor store</b>	<b>31 sq m 329 sq ft</b>
<b>Loading bay</b>	<b>34 sq m 367 sq ft</b>
<b>Rear car park</b>	<b>Approx 35 spaces</b>

<b>First floor retail ancillary</b>	<b>225 sq m 2,427 sq ft</b>
<b>Kitchen</b>	<b>19 sq m 205 sq ft</b>
<b>Landing</b>	<b>37 sq m 398 sq m</b>
<b>First floor self contained office</b>	<b>142 sq m 1,534 sq ft</b>

Consideration will be given to letting in part(s) on which further information is available on request.

### Terms

The premises are available by way of assignment, or a sub-lease for a term to be agreed. The lease affords the ability to split the property into multiple units for a variety of uses (subject to planning).

### Tenure

The premises are held on a lease expiring 3 February 2071.

### Rent

On application.

### Rates

**Rateable Value: £106,000.00**

**UBR 49.30p**

**Rates Payable: £52,258.00**

Please verify the actual rates payable with the local authority

### Legal Costs

Each party to bear their own legal costs incurred in the transaction.

### Viewing

For further information or to arrange an inspection, please contact:

#### Richard Saunders

Direct Dial: 0117 946 4521

Mobile: 07825 382835

Email: richard.saunders@htc.uk.com

or

#### Gruffudd Hobday

Direct Dial: 0117 946 4569

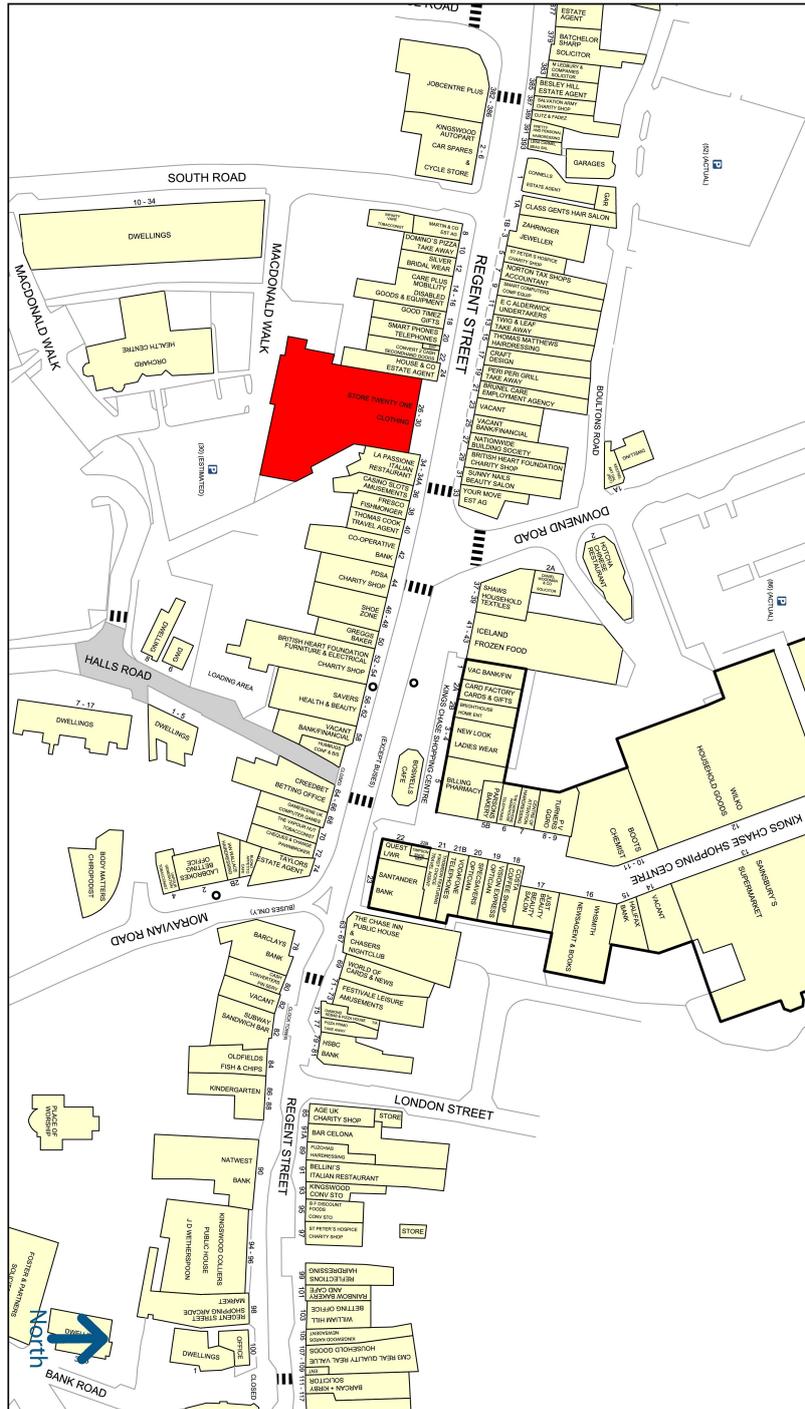
Mobile: 07493 869973

Email: gruffudd.hobday@htc.uk.com



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50 metres



Kingswood



www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

Experian Goad Plan Created: 16/09/2016  
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