



BRISTOL

Unit 17, Kings Chase Shopping
Centre, Kingswood, BS15 8LP

RETAIL UNIT TO LET

*** Subject to Vacant Possession ***

LOCATION

The premises are positioned in a prime location within the Kings Chase Shopping Centre, being adjacent to Carphone Warehouse. Nearby retailers include **Boots**, **WH Smith**, **Boswells**, **Specsavers** and **First Choice Travel**.

Kings Chase Shopping Centre is anchored by **Wilkinson** and **Sainsbury's**, with a multi-storey car park for 350 vehicles.

The Shopping Centre benefits from an average weekly footfall of circa. 60,000 persons.

ACCOMMODATION

The premises are arranged over ground and first floor and provide the following approximate net internal dimensions and floor areas:-

Internal Width	34'2"	10.3 m
Shop Depth	34'5"	10.8 m
Ground Floor Sales	1,112 sq ft	103 sq m
First Floor Ancillary	955 sq ft	89 sq m

There is potential to extend the ground floor to provide a unit of approximately 222 sq m (2,400 sq ft). Further details on request.

TERMS

The unit is available on a new, effectively full repairing and insuring lease, by way of a service charge, for a term to be agreed.

RENT

£64,000 per annum exclusive.

SERVICE CHARGE & INSURANCE

The service charge and insurance to year ending 31st December 2018 is currently £22,088.72 plus VAT.

RATING ASSESSMENT

We are advised by the Valuation Office website that the premises are presently assessed for rating purposes as follows:

Description:	"Shop and Premises"
Rateable Value:	£51,500
UBR (2018/19)	49.3p

Interested parties should make their own enquiries of the Local Billing Authority to ascertain the exact rates payable and to determine the impact upon transitional rate relief on the premises. A change in occupation could generate an adjustment of the rating assessment.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT, where applicable.

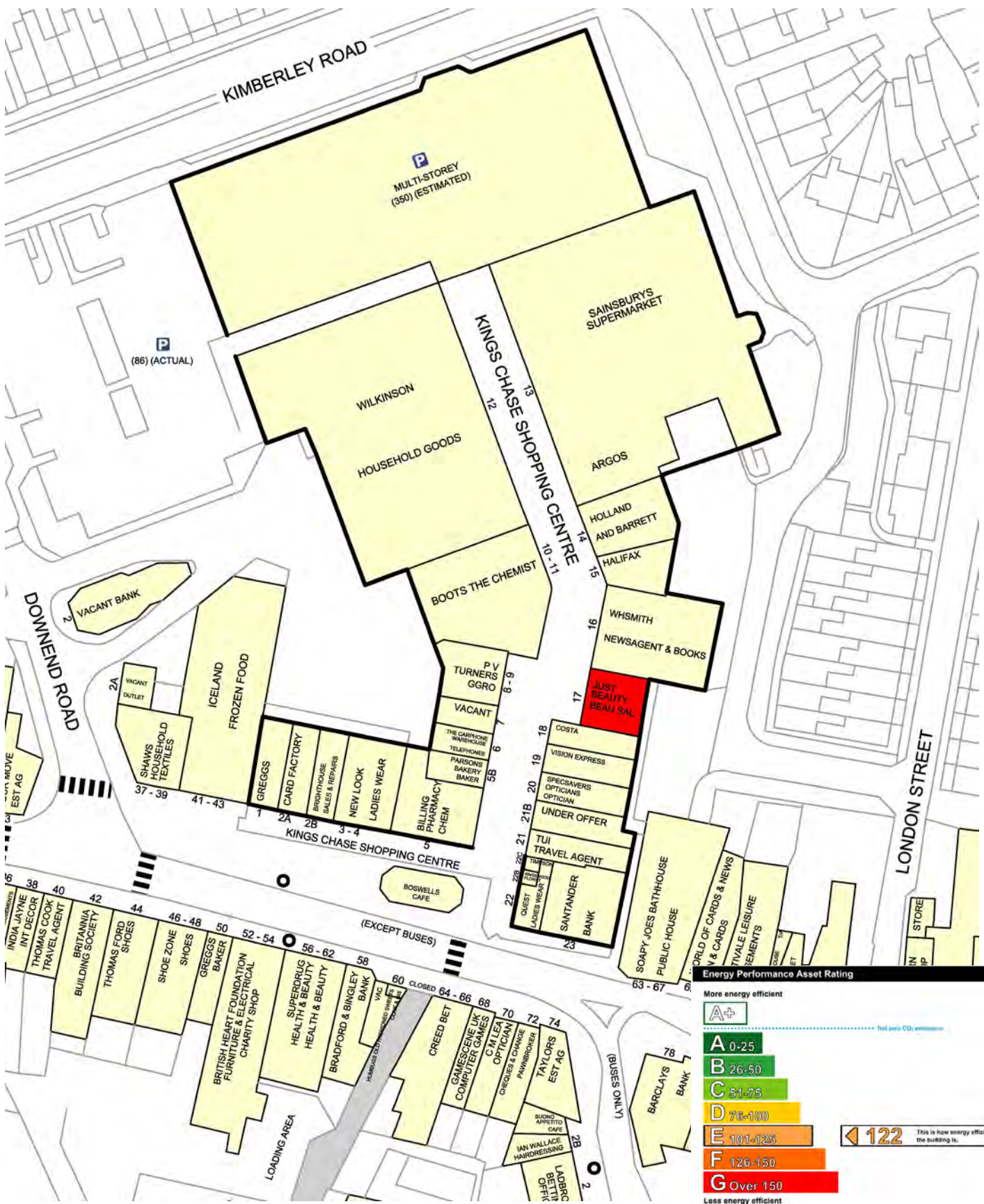
FURTHER INFORMATION

For further information or to arrange an appointment to view please contact;

Macarthur Wilson 0117 908 3350
Richard Biggs reb@macarthurwilson.com

Or via our joint agent:
Stuart Kearney / Vincent Morris
Fawcett Mead 0207 182 7480

Subject to Contract and Vacant Possession



Energy Performance Asset Rating

More energy efficient

A+
A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150

Less energy efficient

122 This is how energy efficient the building is.

SPECIAL CONDITIONS

It is important to note that in most instances staff are unaware of impending disposals and therefore any viewings should be arranged through agents, Macarthur Wilson.

PROPERTY MISDESCRIPTIONS ACT 1991. MISREPRESENTATION ACT 1967

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