

PROMINENT CORNER KIOSK TO LET

Newport

Unit K29, Kingsway Shopping Centre



Location

The Kingsway Shopping Centre provides over 250,000 sq ft of mass market retail and is immediately adjacent to the £100m Friars Walk Shopping Centre, where tenants include **H&M**, **JD**, **Wagamama**, **M&S** and **Next**.

The available premises occupy a prominent corner pitch in the heart of the scheme, between **Peacocks** and the car park entrance.

The Kingsway provides the principal city centre shoppers' car park and brands trading in the scheme include **Wilko**, **Sainsbury's**, **Poundland**, **Peacocks**, **Starbucks** and **Principality Building Society**.

The premises comprise a prominent corner kiosk, which provides the following net internal floor area:

Ground Floor Sales	23.2	sq m	250	sq ft
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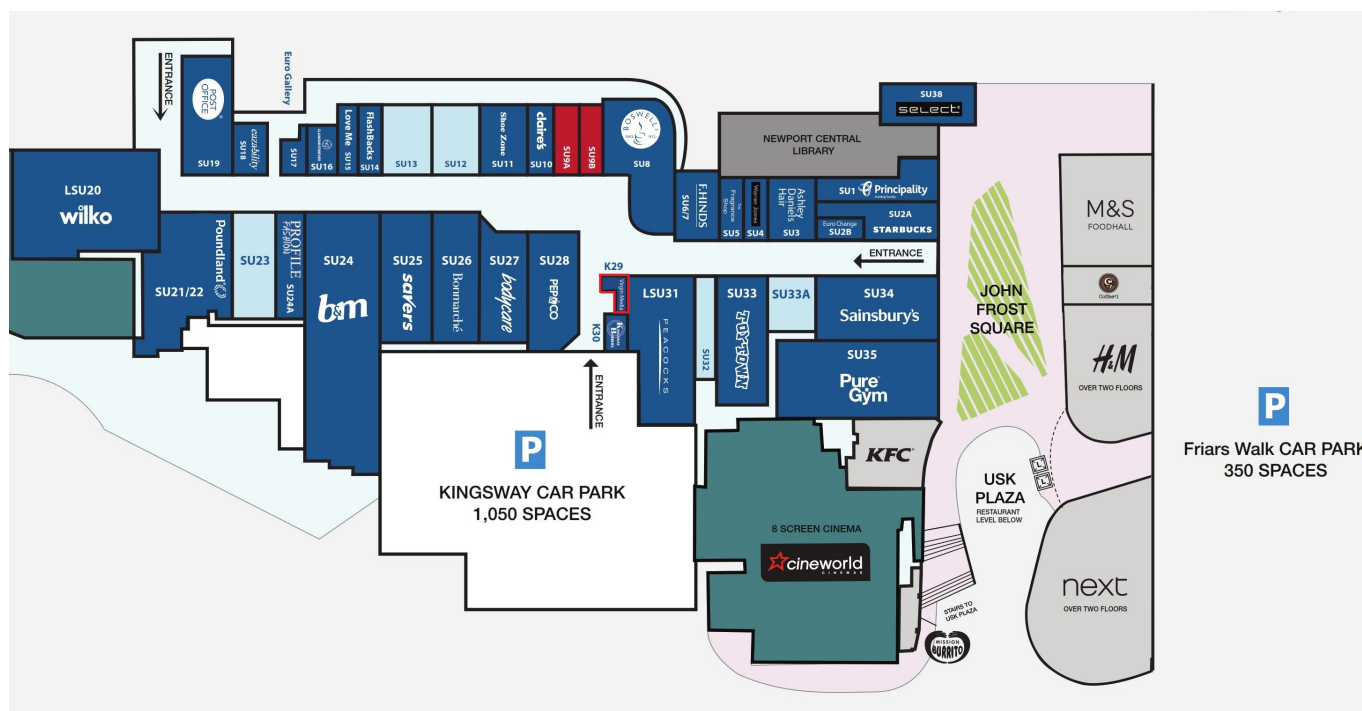
Rent	£17,500 pax
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Bristol, BS8 1SB

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Tenure

Available by way of a new effectively full repairing and insuring lease on terms to be agreed.

Rates

Rateable Value	£6,000
UBR 2018/2019	51.4 p/£
Rates Payable	£3,084

(Interested parties are advised to make enquiries of the Local Authority)

EPC

Available upon request.

Service Charge and Insurance

The annual service charge and buildings insurance contribution for the 2018/19 year is estimated at £1,760

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Viewing & Further Information:

Strictly by prior arrangement only with:

CONTACT

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