

Newport

Unit SU33a, 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 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 are located immediately inside the main entrance, adjacent to **Sainsbury's** and opposite **Starbucks** and **Eurochange**.

Accommodation

The premises have recently been refurbished and are available part-fitted, providing the following net internal floor areas:

Ground Floor Sales	135.6 sq m	1,460 sq ft
Ancillary / Storage	111.4 sq m	1,200 sq ft

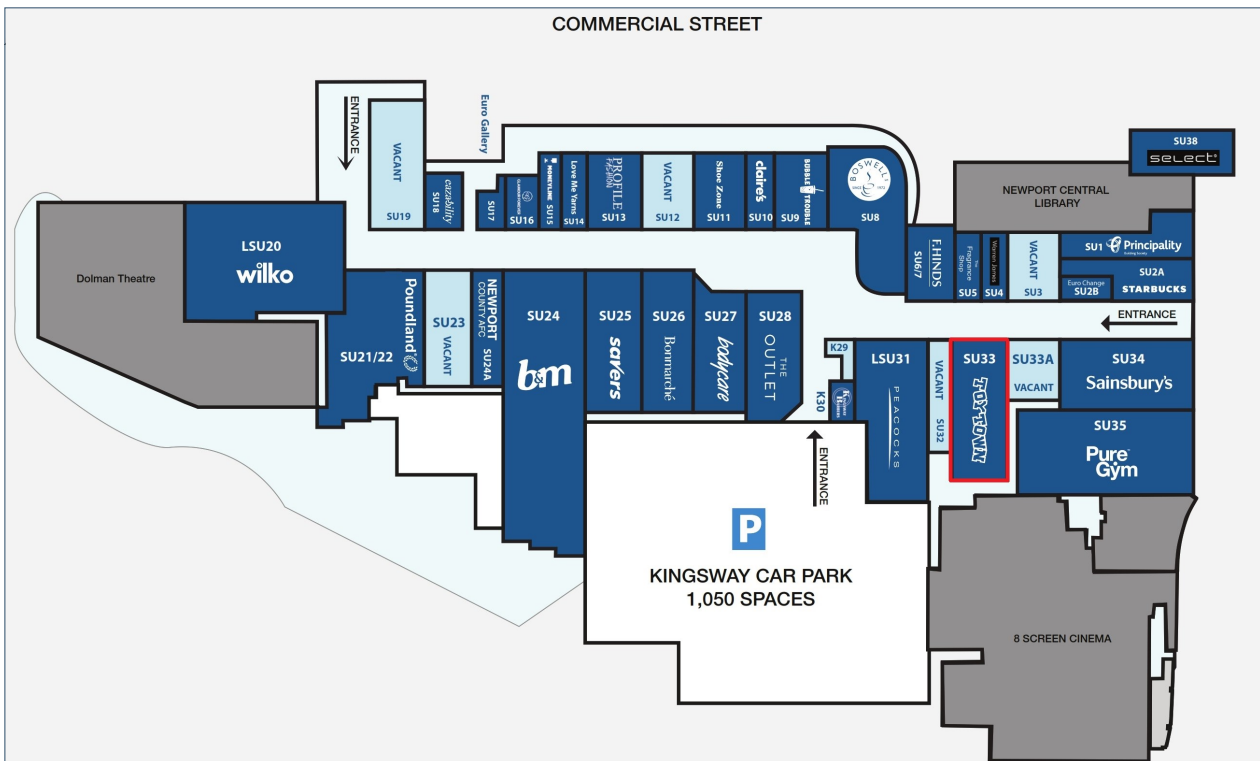
Rent **£38,500 pax**

SAVILLS BRISTOL

Embassy House, Queens Avenue
Bristol, BS8 1SB

savills.co.uk

savills



Tenure

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

Rates

Rateable Value	£25,250
UBR 2019/2020	52.6 p/£
Rates Payable	£13,281

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

EPC

C(58)

Service Charge and Insurance

The combined annual service charge and buildings insurance contribution for the current year is estimated to be c. £10,111.

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

Robert Palmer

ropalmer@savills.com

0117 910 2210

IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of

any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

savills