



KINGSWAY SHOPPING CENTRE, NEWPORT

SU24A – TO LET

Location

The Kingsway is immediately adjacent to the brand new £100m Friars Walk Shopping Centre, where tenants include H&M, JD, Wagamama, M&S and Next, and provides the principal shopper's car parking for Newport city centre and over 250,000 sqft of mass market retail.

The Kingsway is anchored by brands including Wilkos, Sainsbury's, The Post Office, Poundland and Peacocks. Recent lettings in the scheme include Starbucks, Eurochange and The Fragrance Shop.

The subject premises are centrally located, close to The Post Office and immediately opposite B&M Bargains.

Accommodation

The premises are fully fitted as a retail shop and provide the following approximate gross internal floor area:

Floor Area:	137.40 sq m	1,479 sq ft
-------------	-------------	-------------

Tenure

Available by way of a new effectively full repairing and insuring lease on terms to be agreed, subject to 5 yearly upwards only rent reviews.

Legal Costs

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

Rent

£18,500 per annum exclusive

Service Charge & Insurance

The annual service charge and buildings insurance contribution for the year 2017/2018 is estimated at **£9,181**

Rates

Rateable Value	£11,750
UBR (2017-18)	49.9
Rates Payable	£5,863

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

Legal Costs

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

EPC Rating

Available upon request

VIEWING AND FURTHER INFORMATION

Strictly by prior arrangement only with:
Savills
Embassy House, Queens Avenue
Bristol, BS8 1SB

Robert Palmer
ropalmer@savills.com
0117 910 2210

Peter Clayton
pclayton@savills.com
0117 910 2205

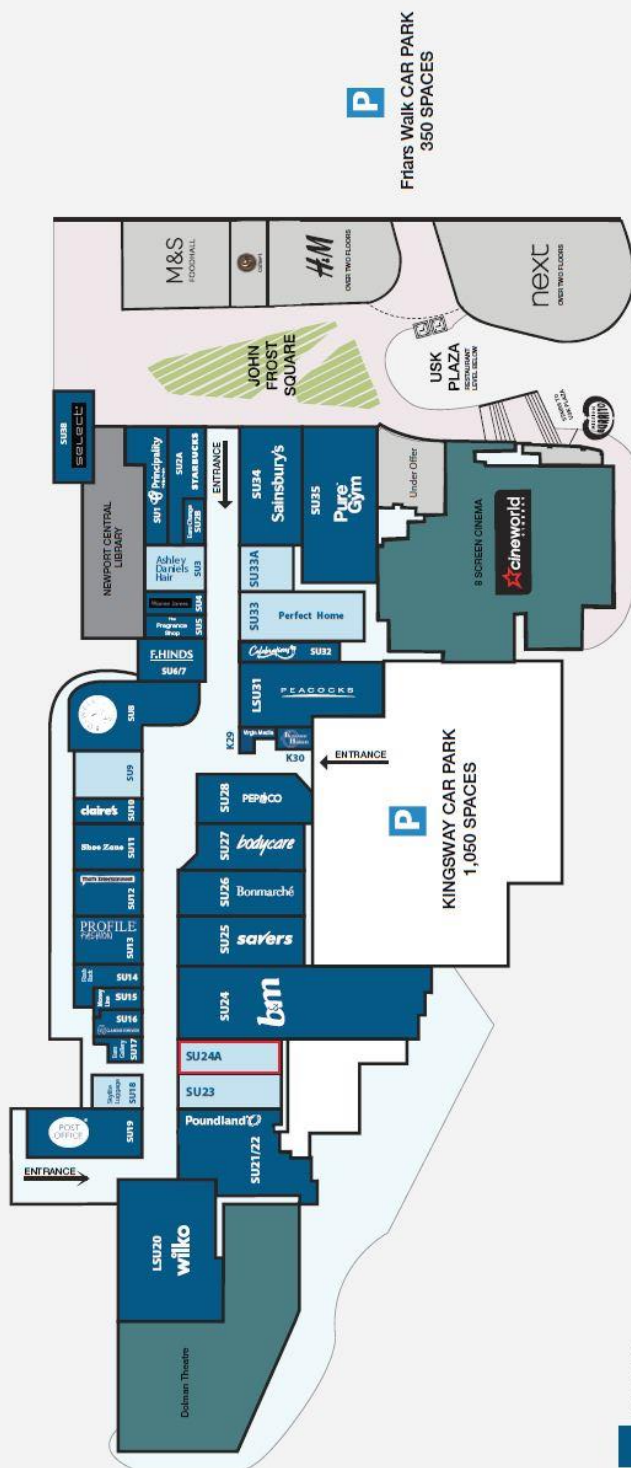
www.savills.co.uk



Leasing Plan



COMMERCIAL STREET



Let Units
Under offer
Available

For illustration purposes only
Not to scale

kingswaycentre.com

Leasing Agent
Robert Palmer
ropalmer@savills.com
Tel: 01179 102 210
Peter Clayton
pclayton@savills.com
Tel: 0117 910 2205



Asset Manager
Daniel Mead/Lorna O'Neill
+44 (0) 207 408 0200
dmead@queensberryrealestate.com
loneille@queensberryrealestate.com



kingswaycentre.com

P

Fiars Walk CAR PARK
350 SPACES

P

KINGSWAY CAR PARK
1,050 SPACES

Not to scale - For Identification Purposes Only

Important notice – Subject to Contract

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. Designed and Produced by Savills Marketing: 020 7499 8644 | Nov 2015

