



KINGSWAY SHOPPING CENTRE, NEWPORT

SU17 – 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 Post Office and opposite B&M Bargains.

Accommodation

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

Ground Floor Sales	450 sq ft	41.8 sq m
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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

£16,000 per annum exclusive

Service Charge & Insurance

The annual service charge and buildings insurance contribution for the year 2014/15 is estimated at £2,670.23.

Rates

Rateable Value	£11,250
UBR (2015/16)	48.2
Rates Payable	£5,422.50

(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

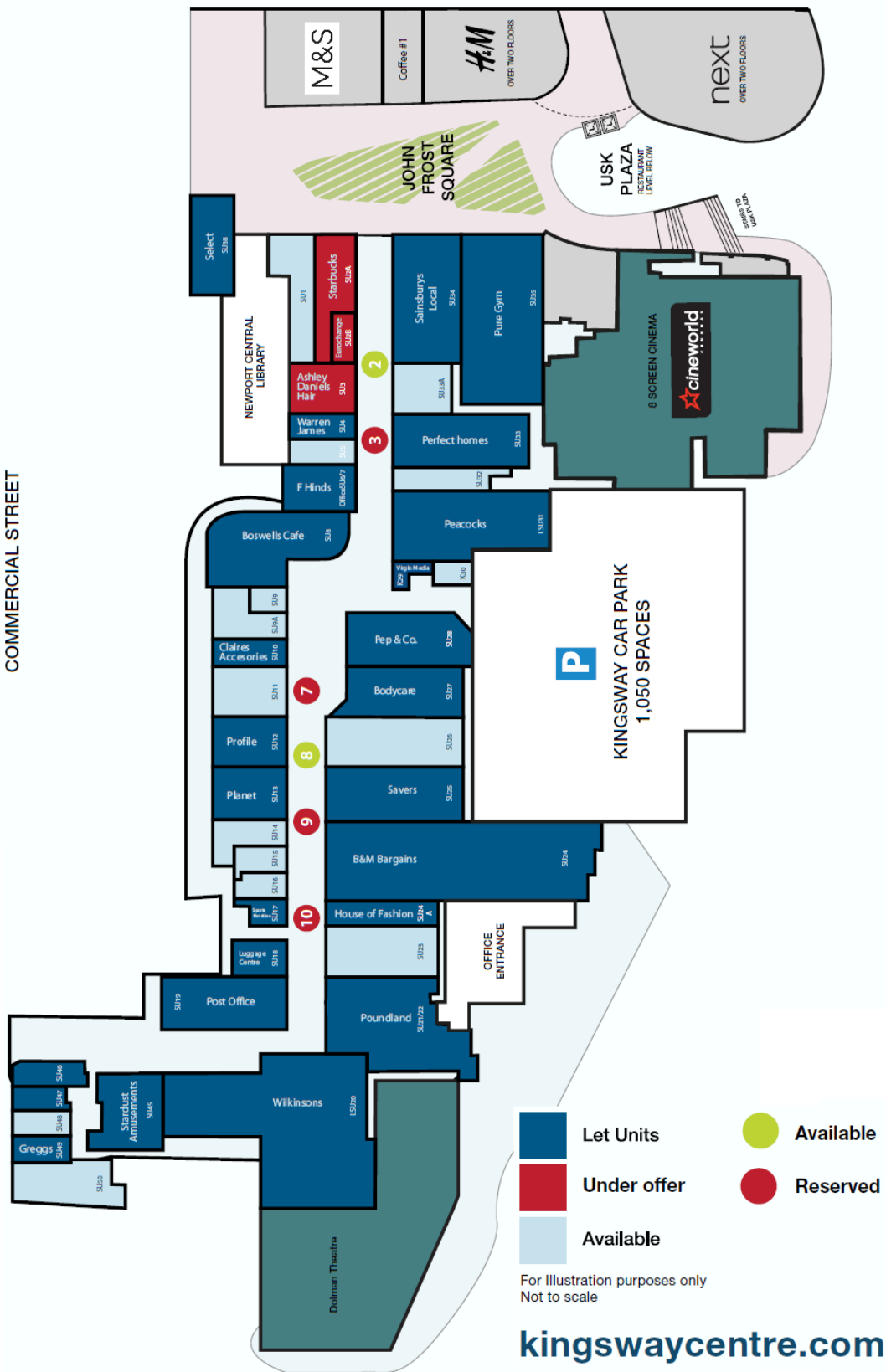
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COMMERCIAL STREET



	Let Units		Available
	Under offer		Reserved
	Available		

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Not to scale

kingswaycentre.com

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