



BRISTOL

Unit 7, Kings Chase Shopping Centre, Kingswood, BS15 8LP

RETAIL UNIT TO LET

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 **TUI 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	16'7"	5 m
Shop Depth	35'2"	10.7 m
Ground Floor Sales	509 sq ft	47.29 sq m
First Floor	411 sq ft	38.18 sq m

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

£23,250 per annum exclusive.

SERVICE CHARGE & INSURANCE

The service charge and insurance to year ending 31st December 2018 is currently £10,169.09 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:	£23,750
UBR (2018/19)	48.0p

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.

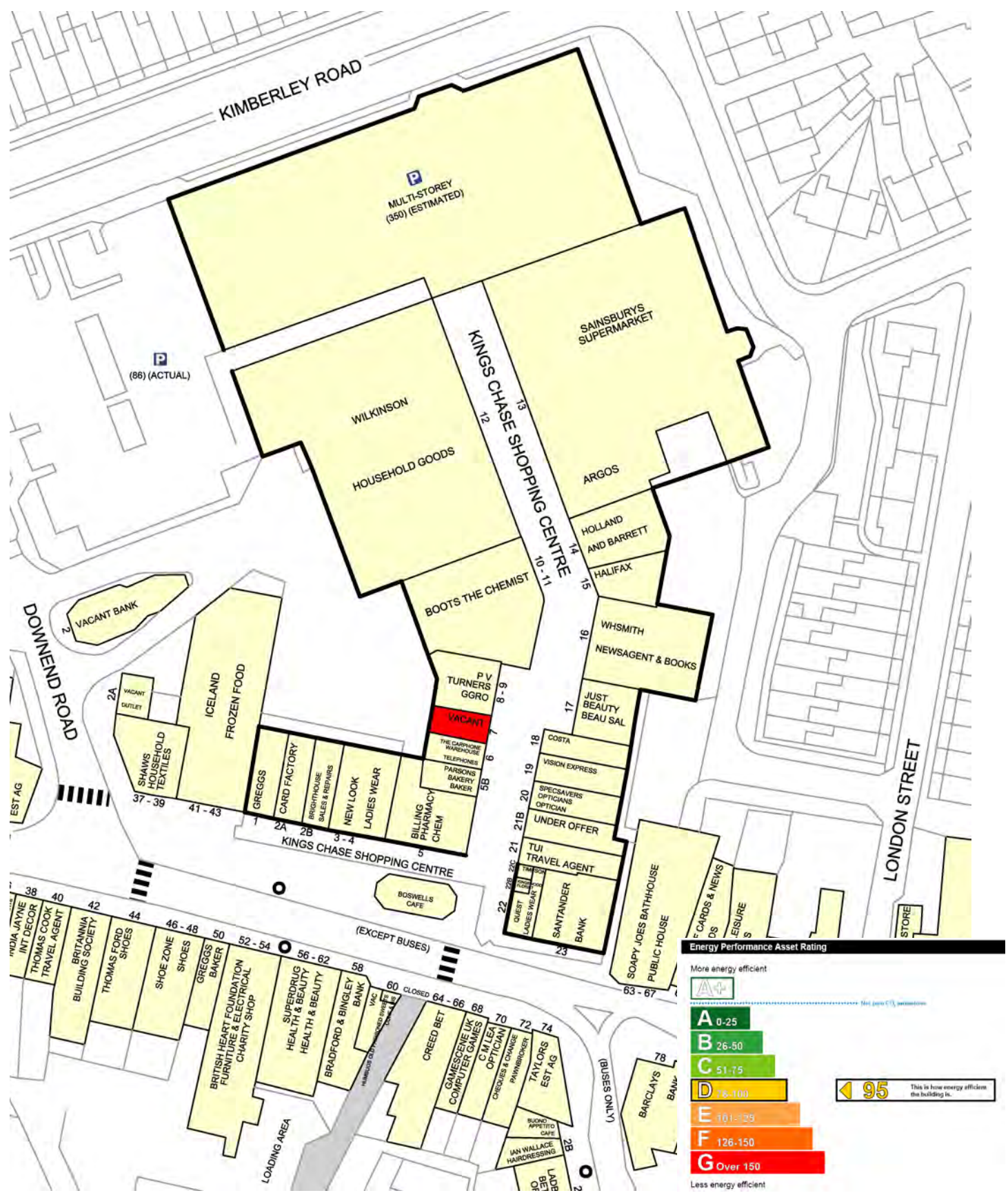
FURTHER INFORMATION

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



Energy Performance Asset Rating

More energy efficient

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

Less energy efficient

95 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

- MACARTHUR WILSON for themselves and for Vendors or Lessors whose agent they are, give notice that:
1. the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract;
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