



40 Regent Street, Kingswood, Bristol

A ground floor lock up shop to let close to the Kings Chase Shopping Centre and available under a new lease
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40 Regent Street, Kingswood, Bristol, BS15 8JS

£15,000 Per Annum Exclusive

LOCATION: - The property is situated on a popular parade surrounded by a variety of shops, such as Greggs, Iceland, British Heart Foundation and, more importantly, within walking distance to Kings Chase Shopping Centre. Regent Street is a busy thoroughfare and bus route with a fair amount of pedestrian footflow generated by nearby traders. Extensive nearby parking is available.

DESCRIPTION: - The property comprises a ground floor lock-up shop, configured internally to provide a sales area, two offices and a store. The property will have a new WC and Kitchenette installed.

ACCOMMODATION:

Net frontage	5.1m ² (54.89 ft ²)approx
Sales depth	18.16m ² (195.47 ft ²)approx
Rear Office	5.1m ² (54.89 2ft ²)approx
Rear Office	28.95m ² (311.62 ft ²)approx
Storeroom	5.43m ² (58.44ft ²)approx

USE/PLANNING: - We understand the property currently falls within Class E of the current Town and Country Planning (Use Classes) Order and is considered suitable for a variety of uses.

TENURE: - The property is to be offered by way of a new lease, the length of which is to be negotiated.

RENT: - An initial rent of £15,000 per annum exclusive is sought.

BUSINESS RATES: - The property has a ratable value of £15,750. It should be noted that this rateables value refers to ground and first floors and therefore a rating re-valuation may be required for the ground floor only. Interested parties should contact the local authority to confirm the rates PAYABLE.

www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - A new EPC has been commissioned and will be made available when received.

VAT: - All rental and capital figures quoted within these details may be chargeable to VAT. Enquiries should be made of the letting agents in this regard.

VIEWINGS: - Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

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Viewings by prior arrangement - call our team for more information

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