

NEWPORT

SU33 Kingsway Shopping Centre, Newport, NP20 1HY



- Newport is the gateway city to south wales, just 30 minutes from Bristol and 20 minutes from Cardiff.
- The Kingsway Shopping Centre provides over 250,000 sq ft of mass market retail and is immediately adjacent to the £100m Friars Walk shopping and leisure scheme, where tenants include H&M, JD, Wagamama, Nandos and Next.
- Kingsway provides regular convenience shopping and the principal city centre shoppers' car park. Notable retailers in the scheme include Wilko, **Sainsbury's**, **Pure Gym**, Starbucks, **Taco Bell**, and MaxiDeals.
- Large, fitted shop to let on a new lease.
- Long term or flexible leasing options available.

Location

This shop is located just inside the main scheme entrance, on the pedestrian route to the principal city centre shoppers' car park. The premises are adjacent to Sainsbury's, and opposite Eurochange, **The Fragrance Shop** and **Warren James**.

Accommodation

The premises offer large, open, retail space plus staff ancillary at ground, with storage at basement and first floors, comprising the following approximate internal floor areas:

Name	sq ft	sq m
Ground - Retail / Staff	3,450	320.52
Ancillary - Basement / 1F storage	3,225	299.61
Total	6,675	620.13

Terms

Available by way of a new effectively Full Repairing and Insuring lease on terms to be agreed.

Rent

£45,000 per annum excluding service charge, buildings insurance, VAT, Business Rates, and utilities used.

Service Charge

The service charge for the current year is c. £47,156.

EPC

C (58)

Legal Costs

The tenant will not be asked to pay any of the landlord's professional costs but will be expected to pay it's own costs incurred in the transaction.

Viewings

Please contact the leasing agents to discuss your business and arrange a viewing.

Business Rates

Rates payable: £20,062.50 per annum
(based upon Rateable Value: £37,500)

A tenant may qualify for a 75% discount from the Rates Payable through the Retail, Hospitality and Leisure Relief Scheme. Interested parties should contact the local rating authority to confirm their likely liability.

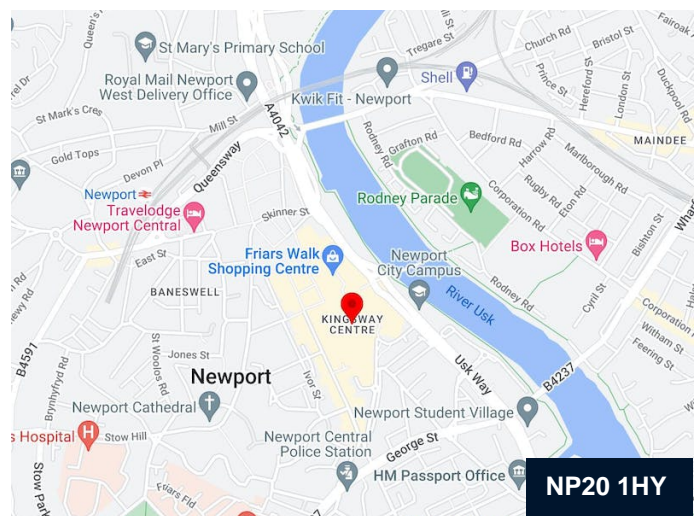
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COMMERCIAL STREET

