

# NEWPORT

SU12 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 and MaxiDeals.
- Located in the heart of the shopping centre opposite new anchor tenant - **MaxiDeals** - and **Bonmarche**. Other occupiers trading in the immediate vicinity include **Bodycare** and Savers.
- Walk-in fitted shop to let, on either a long-term or short-term lease.

## Location

Located at the heart of Kingsway, opposite **Savers** and Bodycare, adjacent to **Shoezone**.

## Accommodation

The premises comprise an open-plan shop across ground floor with staff ancillary to the rear and at basement level, providing the following approximate internal floor areas:

Name	sq ft	sq m
Ground - Retail	1,929	179.21
Basement - Storage / Ancillary	1,086	100.89
<b>Total</b>	<b>3,015</b>	<b>280.10</b>

## Terms

The premises are available by way of a new effectively Full Repairing and Insuring lease on terms to be agreed.

## EPC

C (51)

## Rent

£15,000 per annum exclusive.

## Service Charge

The service charge for the current year is in the region of £23,329.

## Legal / Professional 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.

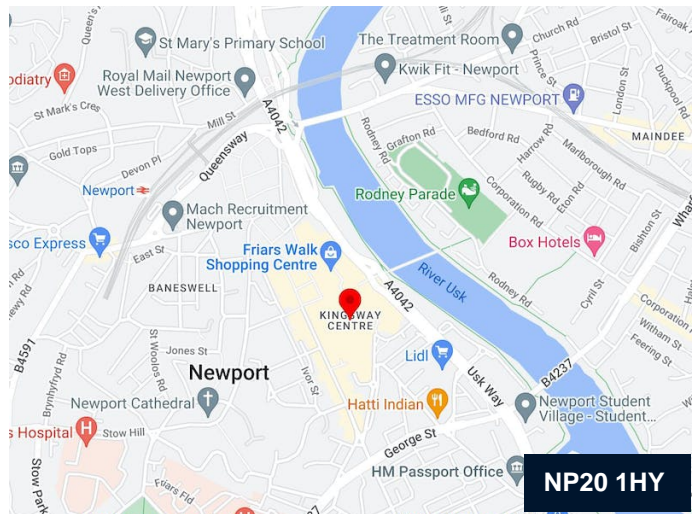
## Viewings

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

## Business Rates

Rates payable: £11,502.50 per annum  
(based upon Rateable Value: £21,500)

RV effective 1st April 2023. 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.



## Contact

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