

Hootons.



107-109 Regent Street, Kingswood, BS15 8LJ
Ground Floor Shop To Let

£32,000 pa
2,802 sq ft (260.40 sq m)



Location

The premises are located in Kingswood, a popular suburb approximately 3 miles northeast of Bristol city centre. The premises occupy a prominent location close to **Kings Chase Shopping Centre** which is anchored by **Sainsburys**. There is a car park opposite (**Bank Road**) providing 27 spaces. Other nearby retailers include **Lloyds Bank, William Hill, Sue Ryder** and **J. D Wetherspoons**.

Description

The premises form part of a mid terraced building of stone construction. The property comprises a self-contained ground floor retail unit with ancillary storage, WC's and kitchenette. The premises benefits from front and rear access and is serviced by mains, Electricity, Water, and Drainage. The flat roof has recently been replaced.

The property has traded as a discount retailer for around 30 year.

Use

Class E - Suitable for shops, offices, financial and professional services, and food and drink where mostly consumed on the premises.

Rent

£32,000 per annum exclusive.

Terms

The property is available by way of a new effectively full repairing and insuring lease (via service charge) for a term to be agreed, subject to regular three yearly upward only rent reviews.

VAT

VAT is not chargeable.

Size & Floors

	SQ FT	SQ M
Ground Floor Sales	2,151	199.87
Ancillary	651	60.53
TOTAL	2,802	260.40

Business Rates

Rateable Value: £22,750.

Rates Payable (2023/24) 49.9p in the £

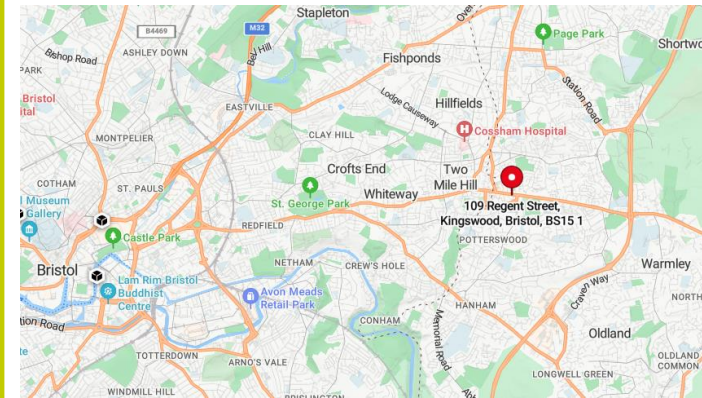
Interested parties should make their own enquiries to the Local Billing Authority.

Each party will be responsible for their own legal costs in connection with this transaction.

Anti-Money Laundering

Once Heads of Terms are agreed successful applicants will be required to provide relevant information to satisfy the AML requirements.

Map



Energy Performance

Available on request

Viewings & Further Information

Strictly by prior appointment

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