FOR SALE

Regent Street, Kingswood, Bristol, Avon, BS15 8LE

RETAIL UNITS

Situated opposite main entrance to King Chase Shopping Centre

£550,000



Nearby retailers: LIDL, savers, British Heart Foundation, shoezone, ex

- Central High Street Location
- Opposite Kings Chase Shopping Centre
- Long leasehold residential upper floors

M Core
LCP UK
01384 400123
lcpgroup.co.uk

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Tenancy Schedule

UNIT	SECTOR	AREA (SQ.FT.)	PASSING RENT (GBP)	START DATE	END DATE
58 Regent Street*	Retail	1,677	25,000	25/05/2018	24/05/2028
Kiosk	Retail	172	11,000	01/04/2019	31/03/2028
Part Ground, 1st & 2nd Floors	Retail	2,554	100	13/03/2012	12/03/2162

*Rent subject to outstanding rent review - 25 May 2023

Popular town centre location

2 minute walk to free car parking

GREAT RETAIL OPPORTUNITIES

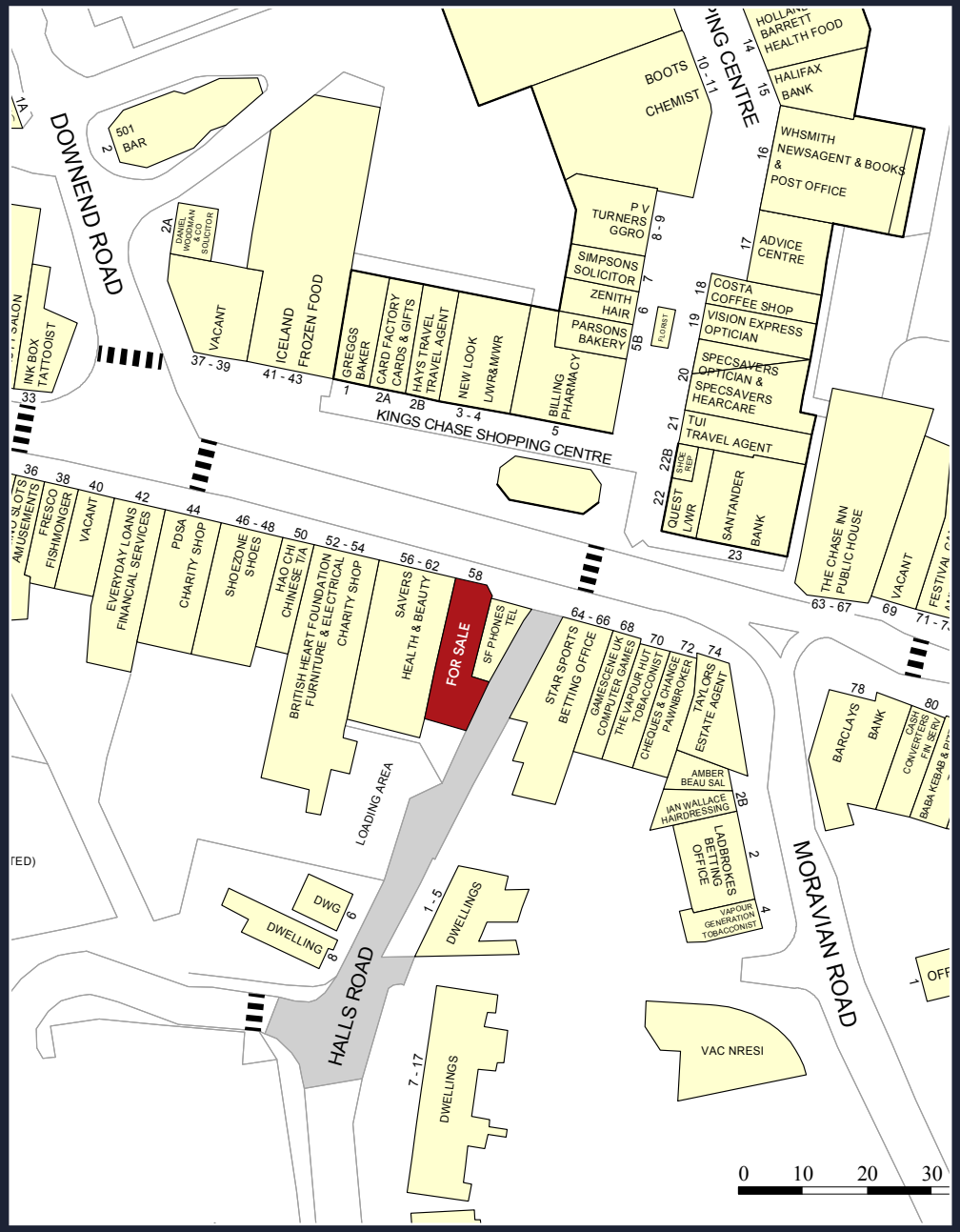
Description

The property comprises 2x lock up retail units with residential upper floors which are held on a long leasehold interest.

58 Regent Street comprises 1,677 sq ft of retail floor space currently fitted out in the tenant's corporate style. Finish includes modern LED lighting and glazed shop front.

The Kiosk comprises 172 sq ft and is finished with modern carpet coverings, LED lights and a glazed shop front.





PROMINENT RETAIL LOCATION

Location - BS15 8LE

Kingswood is a town within the administrative district of South Gloucestershire and also within the greater Bristol catchment area. The town is situated approximately 3 miles east of Bristol City Centre and 3 miles south of Emersons Green.

The A4174 Bristol Ring Road is approximately 1.5miles east of the property and provides road connections to the city and wider motorway network via the M4.

SERVICES
Electricity and water supplies are laid on with drainage to main sewer.

ENERGY PERFORMANCE
Further information available upon request.

PLANNING
Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS
Each party is responsible for their own legal costs.



VIEWING
Strictly via prior appointment:

Owned and Managed by

M Core
LCP UK

01384 400123
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Freddie Myatt
07769 459887
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*Potential occupiers to make own enquiries to clarify accuracy of data.

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