

HOOTONS

***12 REGENT STREET
KINGSWOOD
BRISTOL
BS15 8JS***

SHOP TO LET

RENT REDUCED

59.10 sq m (636 sq ft)



Kingswood is a busy district centre located in the eastern suburbs of Bristol. The premises occupy a prominent position on Regent Street (A432) linking the City Centre to the eastern suburbs. The property is surrounded by local and national retailers with the Kings Chase Shopping Centre (anchored by Wilkinson and Sainsbury's) located close by.

www.hootons.co.uk

**The Coach House, 1 Hurle Road, Clifton, Bristol, BS8 2SY
Tel: 0117 933 9915 Email: commercial@hootons.co.uk**

DESCRIPTION

A1 retail unit in a high Street position with a mix of independent and national representation nearby. The shop benefits from a secure rear yard.

ACCOMMODATION

Sales area 41.11 sq m (443 sq ft)
Office Kitchen/WC 42.80 sq m (175 sq ft)

Total 59.10 sq m (636 sq ft)

TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

RENT

£11,500 pa exclusive

RATES

Rateable Value: £9,800

Rates Payable (2016/17) 48.2p in the £

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

LEGAL COSTS

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

VIEWING & FURTHER INFORMATION

By appointment with the joint sole agents:

Hootons Commercial Ltd
The Coach House
1 Hurle Road
Clifton
Bristol BS8 2SY

Contact: George Cousins or Ben Newton
Email: commercial@hootons.co.uk
Tel: 0117 933 9915

Joint Agent:

Nigel Hicks and Co 0117 961 0099

ENERGY PERFORMANCE CERTIFICATE

Coming soon