

# Newport

## Unit SU33a, Kingsway Shopping Centre



### Location

The Kingsway Shopping Centre provides over 250,000 sq ft of mass market retail and is immediately adjacent to the £100m Friars Walk Shopping Centre, where tenants include **H&M, JD, Wagamama, M&S** and **Next**.

The Kingsway provides the principal city centre shoppers' car park and brands trading in the scheme include **Wilko, Sainsbury's, Poundland, Peacocks, Starbucks** and **Principality Building Society**.

The premises are located immediately inside the main entrance, adjacent to **Sainsbury's** and opposite **Starbucks** and **Eurochange**.

### Accommodation

The premises have recently been refurbished and are available part-fitted, providing the following net internal floor areas:

<b>Ground Floor Sales</b>	135.6 sq m	1,460 sq ft
<b>Ancillary / Storage</b>	111.4 sq m	1,200 sq ft

**Rent**                      **£38,500 pax**

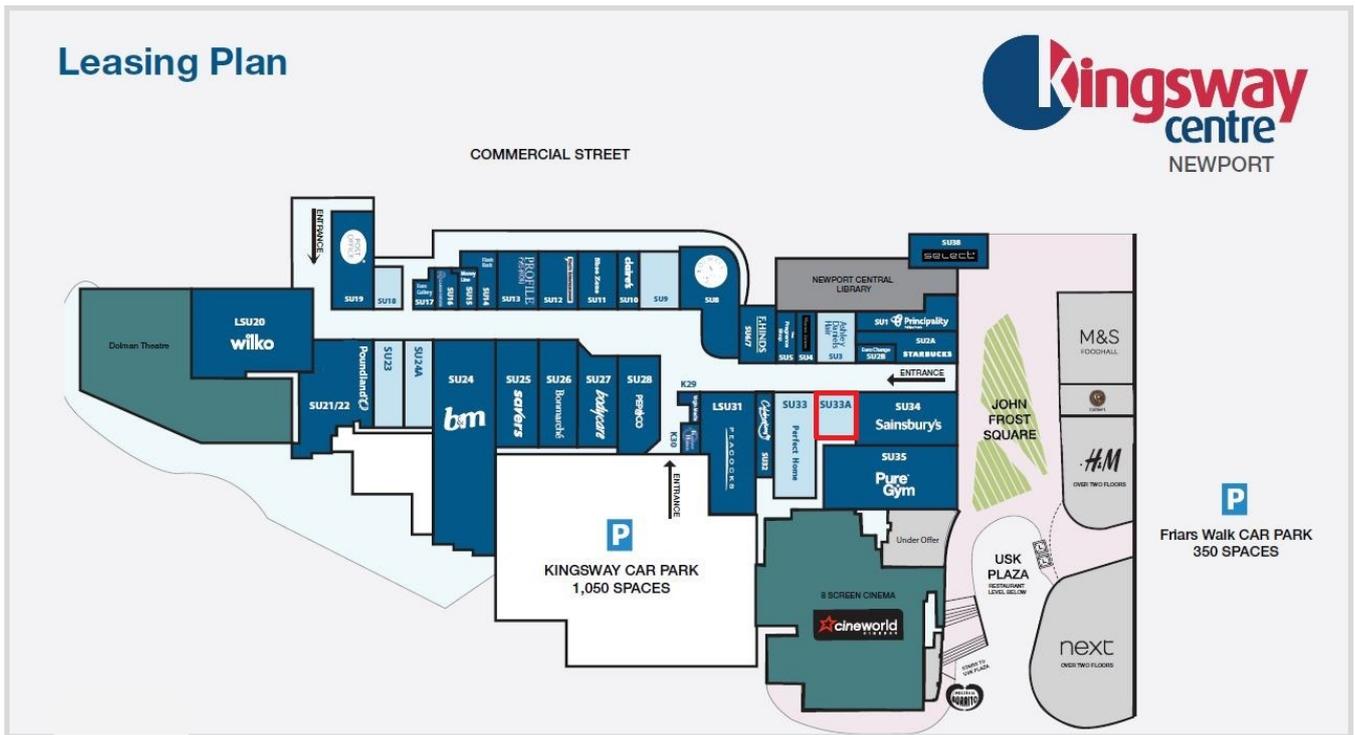
### SAVILLS BRISTOL

Embassy House, Queens Avenue  
Bristol, BS8 1SB

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## Leasing Plan



### Tenure

Available by way of a new effectively full repairing and insuring lease on terms to be agreed.

### Rates

Rateable Value	£25,250
UBR 2019/2020	52.6 p/£
Rates Payable	£13,281

(Interested parties are advised to make enquiries of the Local Authority)

### EPC

C(58)

### Service Charge and Insurance

The combined annual service charge and buildings insurance contribution for the current year is estimated to be c. £10,111.

### Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

### Viewing & Further Information:

Strictly by prior arrangement only with:

## CONTACT

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