

## FIRST/SECOND FLOORS TO LET BRISTOL - 103A Regent Street, Kingswood



### LOCATION

Kingswood is a busy district centre located in the eastern suburbs of Bristol. The premises occupy a prominent position on Regent (A420) linking the city centre to the eastern suburbs. The property is located approximately 150 metres east of Kings Chase Shopping Centre and nearby occupiers include NatWest, Lloyds TSB, Subway and a variety of local retailers.

### DESCRIPTION

The property comprises a former Pool Hall over first and second floors with access directly from Regent Street. The premises provide the following approximate areas and dimensions.

### ACCOMMODATION

First Floor	61.17 sq m	658 sq ft
First Floor Ancillary	3.72 sq m	40 sq ft
Second Floor	98.18 sq m	1,056 sq ft

## D2 (POOL HALL) CONSENT

### TENURE

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

### RENT

Offers in the region of £7,500 per annum, exclusive of rates, VAT and service charge (where applicable).

### RATEABLE VALUE

From information provided by the Valuation Office website we are advised that the premises are assessed under the 2005 Non-Domestic Rating List as follows:-

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Rateable Value: £3,800

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UBR 2009/2010: 48.1 p

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Rates Payable 2009/2010: £1,827.80

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Interested parties are advised to verify the actual rates payable with South Gloucestershire Council.

### LEGAL COSTS

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

### VIEWING & FURTHER INFORMATION

Strictly by appointment with the sole agents. Contact either:-

**Adam Cooper**  
 Direct Line 0117 946 4578  
 e-mail: [adam.cooper@htc.uk.com](mailto:adam.cooper@htc.uk.com)

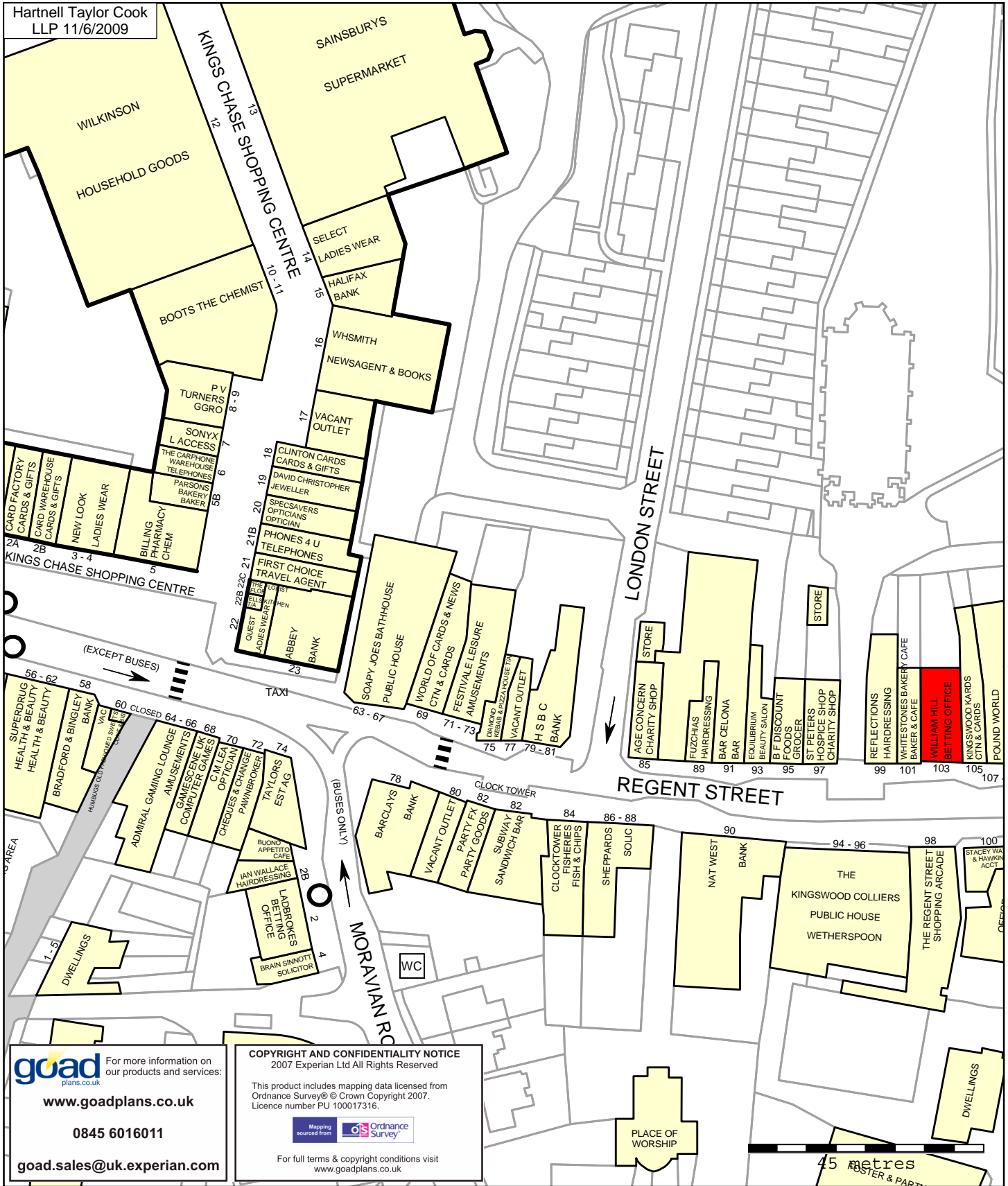
or

**Natalie Bennett**  
 Direct Line 0117 946 4534  
 e-mail: [natalie.bennett@htc.uk.com](mailto:natalie.bennett@htc.uk.com)

SUBJECT TO CONTRACT

11 June 09

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