

Regent Street



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No landing  
Mon-Fri  
7.30-10.00 am  
4.00-6.30 pm

**WE ARE  
LOOKING FOR A  
NEW HOME**

WE APOLOGISE FOR ANY  
INCONVENIENCE

**DURING THIS PERIOD OUR  
STAFF ARE WORKING  
VIRTUALLY**

**Hays Travel**

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**Hays Travel**

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# 40 Regent Street, Kingswood, Bristol

A ground floor lock up shop to let close to the Kings Chase Shopping Centre and available under a new lease.

020 8681 2000 | [info@hnfproperty.com](mailto:info@hnfproperty.com)



specialist advice on all property matters

# 40 Regent Street, Kingswood, Bristol, BS15 8JS

## £15,000 Per Annum Exclusive

**LOCATION:** - The property is situated on a popular parade surrounded by a variety of shops, such as Greggs, Iceland, British Heart Foundation and, more importantly, within walking distance to Kings Chase Shopping Centre. Regent Street is a busy thoroughfare and bus route with a fair amount of pedestrian footflow generated by nearby traders. Extensive nearby parking is available.

**DESCRIPTION:** - The property comprises a ground floor lock-up shop, configured internally to provide a sales area and small office. The property will have a new WC and Kitchenette installed.

### **ACCOMMODATION:**

Gross frontage	5.3m (17'4 ft) approx.
Internal width	5.1m (16'6 ft) narrowing to 3.33m (11'3 ft) approx.
Shop depth	10.06m (33 Ft)
Sales area	40.78m <sup>2</sup> (439 ft <sup>2</sup> ) approx.
Rear Office	8.3m <sup>2</sup> (90 ft <sup>2</sup> ) approx
Internal WC	

**USE/PLANNING:** - We understand the property currently falls within Class E of the current Town and Country Planning (Use Classes) Order and is considered suitable for a variety of uses.

**TENURE:** - The property is to be offered by way of a new lease, the length of which is to be negotiated.

**RENT:** - An initial rent of £15,000 per annum exclusive is sought.

**BUSINESS RATES:** - The property will have a rateable value of £14,750 from April 2026. It should be noted that this rateables value refers to ground and first floors and therefore a rating re-valuation may be required for the ground floor only. Interested parties should contact the local authority to confirm the rates PAYABLE.

[www.tax.service.gov.uk/business-rates-find/search](http://www.tax.service.gov.uk/business-rates-find/search)

**EPC RATING:** - A new EPC has been commissioned and will be made available when received.

**VAT:** - All rental and capital figures quoted within these details may be chargeable to VAT. Enquiries should be made of the letting agents in this regard.

**VIEWINGS:** - Viewings by prior arrangement – please telephone 0208 681 2000.

020 8769 0161

[www.hnfproperty.com](http://www.hnfproperty.com)  
[info@hnfproperty.com](mailto:info@hnfproperty.com)



Viewings by prior arrangement - call our team for more information.

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23<sup>rd</sup> June 2022



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