



Shop To Let

### LOCATION

The premises occupy a prominent trading position adjacent to a new **Costa** and opposite **Waitrose** and **Collingwood Batchellor**. Other notable occupiers in the vicinity include **The Original Factory Shop**, **HSBC** and **Cubitt & West**.

### ACCOMMODATION

A ground floor lock-up shop in shell condition with approximate areas and dimensions are as follows:

Gross Frontage	10 m	32 ft 8 ins
Internal Width	10 m	32 ft 8 ins
Shop Depth	20 m	65 ft 7 ins
GIA	200 sq m	2,152 sq ft
Rear Servicing Access		

### TERMS

A new full repairing and insuring lease is available for a term of years to be agreed at a commencing rental of **£39,000 per annum exclusive**.

### RATING ASSESSMENT

To be assessed.

### ENERGY PERFORMANCE CERTIFICATE

The EPC is assumed and the final assessment may vary subject to the final fit out.

### LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in the transaction.

### CONTACT

For further information or an appointment to inspect please contact sole agents:-

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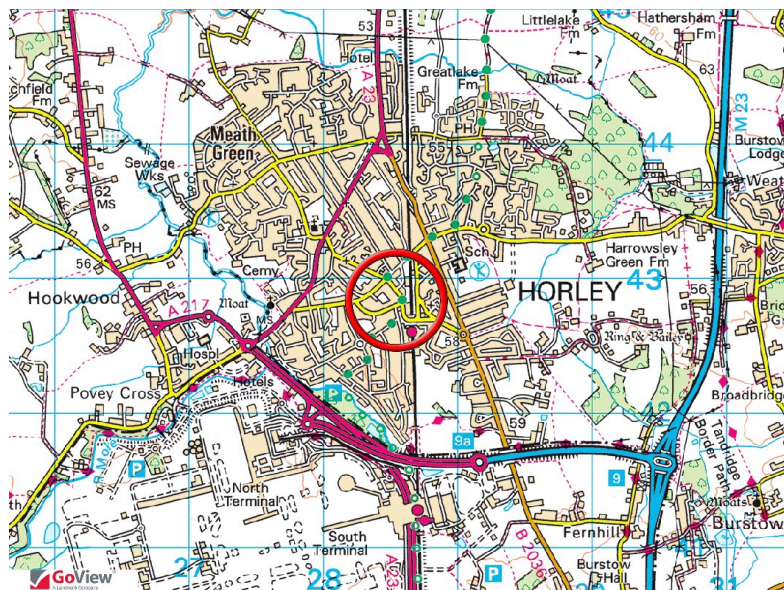
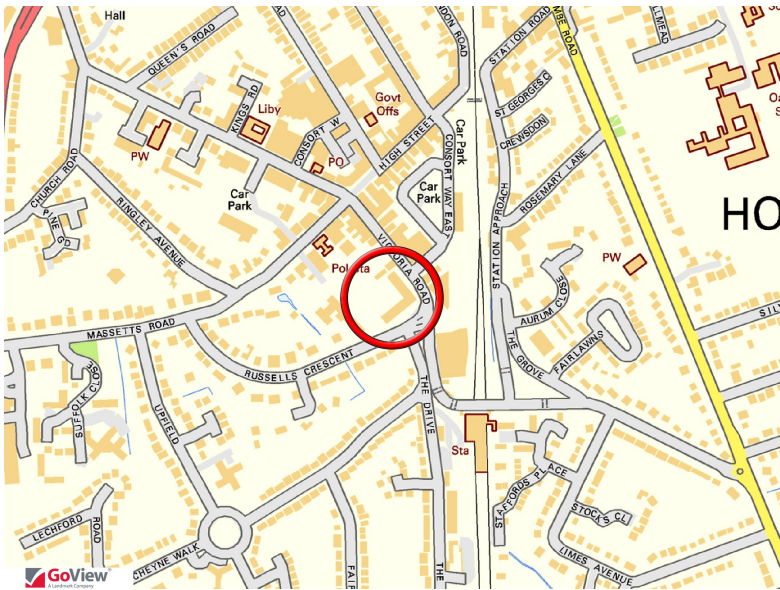
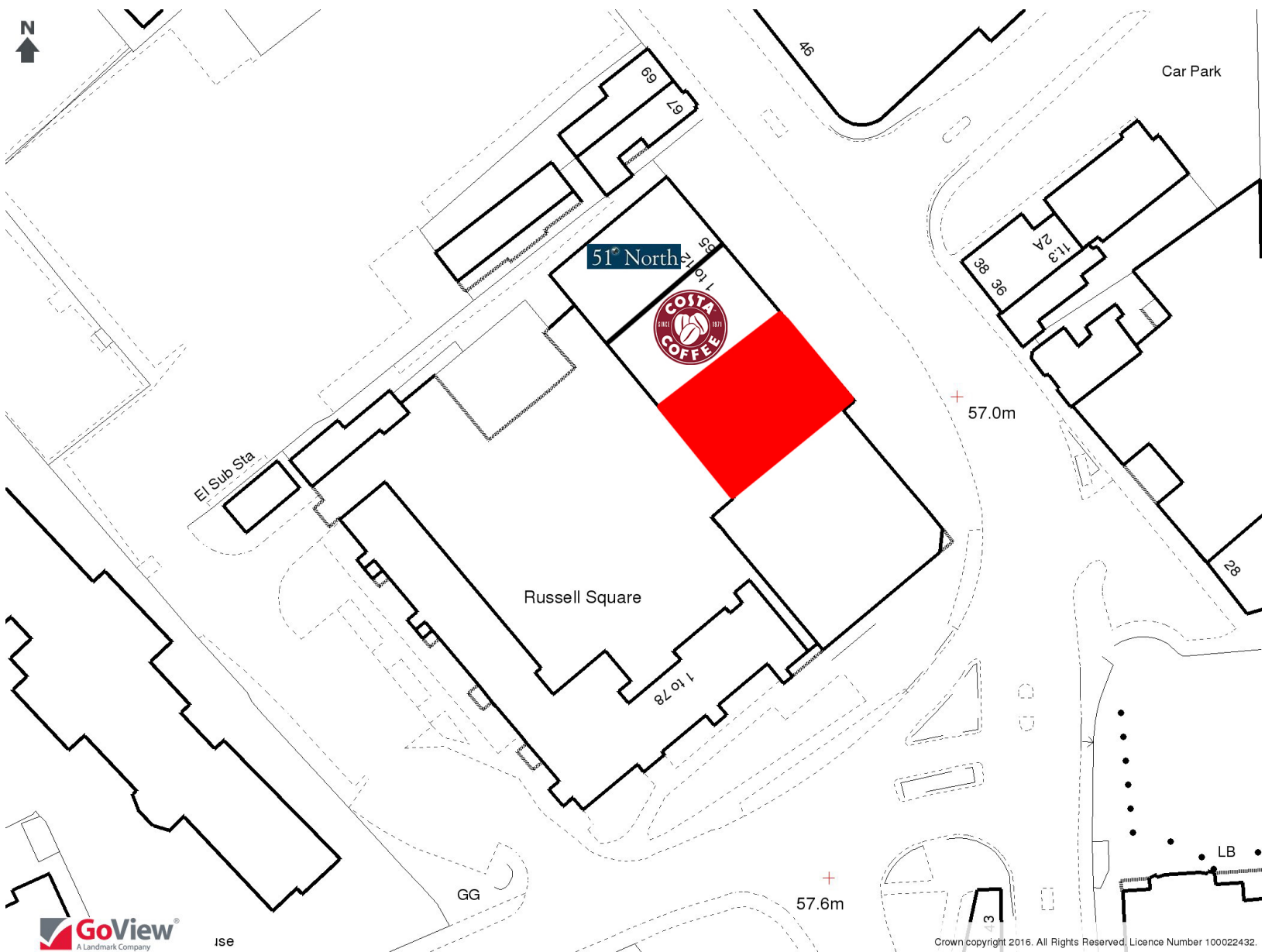
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Subject to Contract & Exclusive of VAT





# Energy Performance Certificate

Non-Domestic Building



Certificate Reference Number:

0200-0037-0009-0029-0096

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions



This is how energy efficient the building is.



Less energy efficient

## Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m <sup>2</sup> ):	1120
Building complexity (NOS level):	4
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	33.82

## Benchmarks

Buildings similar to this one could have ratings as follows:

**27** If newly built

**73** If typical of the existing stock