

# RETAIL: EVESHAM

## UNIT 1B RIVERSIDE SHOPPING CENTRE

### SHOP TO LET

#### LOCATION

The Riverside Centre comprises a scheme of approximately 110,000 sq ft, anchored by **Home Bargains** together with a 260 space multi storey car park linking into the shopping centre and Bridge Street.

The subject premises are situated close to **Carphone Warehouse**. There are also a number of multiple retailers including **Clintons Cards**, **H Samuel**, **JD Sports**, **Superdrug** and **New Look**.

#### ACCOMMODATION

The premises is arranged over ground floor only, with the following approximate areas:

|              |           |            |
|--------------|-----------|------------|
| Ground Floor | 343 sq ft | 31.86 sq m |
|--------------|-----------|------------|

#### TERMS

The unit is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upward only rent reviews.

#### SERVICE CHARGE

The service charge for 2013/2014 is £ 2,655.62 pa, subject to variation.

#### RENT

£9,000 per annum exclusive.

#### LEGAL COSTS

Each party to be responsible for their own legal costs.



#### RATING

We understand that the premises are assessed for rating purposes as follows, although interested parties are advised to make their own enquiries with the local authority to confirm rates payable and whether any transitional relief applies.

Rateable Value: £7,800

UBR 2013/2014: 46.2p

Rates Payable: £3,604

#### VIEWING

For further information or to arrange a viewing, please contact:

##### BWD

Richard Bidwell

Tel: 0121 262 6544

Email: [rbidwell@bwdretail.co.uk](mailto:rbidwell@bwdretail.co.uk)

##### Green & Partners

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##### BIDWELL • WEBBER • DE-PONS

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# Energy Performance Certificate

Non-Domestic Building



Unit 1B  
Riverside Centre  
EVESHAM  
WR11 4BG

**Certificate Reference Number:**  
0240-5018-0321-2830-1090

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

**A+**

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

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

◀ **45** This is how energy efficient the building is.

## Technical information

|  |                                 |
|--|---------------------------------|
| Main heating fuel:                         | Grid Supplied Electricity       |
| Building environment:                      | Heating and Natural Ventilation |
| Total useful floor area (m <sup>2</sup> ): | 16                              |
| Building complexity (NOS level):           | 3                               |

## Benchmarks

Buildings similar to this one could have ratings as follows:

**37** ▶ If newly built

**47** ▶ If typical of the existing stock



## Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

**Assessment Software:** ISBEM v3.4.a using calculation engine SBEM v3.4.a

**Property Reference:** 592181320000

**Assessor Name:** Mr Raymond Babb

**Assessor Number:** QUID200613

**Accreditation Scheme:** Quidos Ltd

**Employer/Trading Name:** Actlon Energy Ltd

**Employer/Trading Address:** 25 gloucester st, Faringdon

**Issue Date:** 13 May 2009

**Valid Until:** 12 May 2019 (unless superseded by a later certificate)

**Related Party Disclosure:**

**Recommendations for Improving the property are contained in Report Reference Number:** 0529-4034-0112-0100-8821

## If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd), together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit [www.carbontrust.co.uk](http://www.carbontrust.co.uk) or call us on 0800 085 2005