

RETAIL: EVESHAM

UNIT 11 RIVERSIDE SHOPPING CENTRE

SHOP TO LET

LOCATION

The Riverside Centre is fundamental to the retail offer within Evesham Town Centre which 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 adjacent to **Clinton Cards**. There are also a number of multiple retailers in the centre including **H Samuel**, **JD Sports**, **Superdrug** and **New Look**.

ACCOMMODATION

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

Ground Floor	430 sq ft	39.95 sq m
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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 £ 3,576.96 pa, subject to variation.

RENT

£17,500 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: £18,500

UBR 2013/2014: 47.1p

Rates Payable: £8,714

VIEWING

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

BWD

Richard Bidwell

Tel: 0121 262 6544

Email: rbidwell@bwdretail.co.uk

Green & Partners

Adam Bindman

Tel: 0207 659 4822

Email: adam.bindman@greenpartners.co.uk



BIDWELL • WEBBER • DE-PONS

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BWD
BIDWELL WEBBER DE-PONS

Energy Performance Certificate

Non-Domestic Building



The Body Shop International Plc
Unit 11, Riverside Centre
EVESHAM
WR11 4BG

Certificate Reference Number:

0158-3005-0211-0500-9301

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.

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **51** 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 (m²): 13
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

60 If newly built

93 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: 181235050000

Assessor Name: Mr Raymond Babb

Assessor Number: QUID200613

Accreditation Scheme: Quidos Ltd

Employer/Trading Name: Action Energy Ltd

Employer/Trading Address: 25 gloucester st, Faringdon

Issue Date: 27 May 2009

Valid Until: 26 May 2019 (unless superseded by a later certificate)

Related Party Disclosure:

Recommendations for improving the property are contained in Report Reference Number: 0910-0541-5210-8005-3002

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, 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 or call us on **0800 085 2005**