

THREADNEEDLE PROPERTY INVESTMENTS LIMITED

GROUND FLOOR LOCK-UP RETAIL PREMISES TO LET

UNIT 9 BEAR LANES SHOPPING CENTRE, NEWTOWN POWYS SY16 2QZ

LOCATION

The subject premises are situated within Bear Lanes Shopping Centre which is a modern open air Shopping Centre providing the focus point of all main retailing activity within the Town Centre. Retailers within the Centre include Dorothy Perkins, Clinton Cards, Clarks, Peacocks, Carphone Warehouse, Shoezone and New Look as can be seen from the attached traders extract.

DESCRIPTION

The property comprises a retail unit providing ground floor sales accommodation together with first floor storage available by separate negotiation having the benefit of rear servicing.

ACCOMMODATION

The property affords the following approximate areas:-

Internal width	7.54m	(24ft. 9ins)
Shop/built depth	28.39m	(92ft. 10ins.)
Ground floor sales	205.22 sq.m.	(2,209 sq.ft.)
First floor storage	131.73 sq.m.	(1,418 sq.ft.)

TENURE

The premises are available by way of a new effective full repairing and insuring lease subject to service charge provisions, for a term of years to be agreed. Alternatively a short term letting would be considered.

TEMPORARY LETTING

Consideration would be given to granting a temporary occupation of the property.

COMMENCING RENTAL

£29,500 per annum exclusive of VAT, business rates and service charge for the ground floor only.



EPC

Certificate attached

SERVICE CHARGE

A service charge is payable in respect of the maintenance and upkeep of the Centre. For the year ending 30th September 2010 the amount payable on account is as follows:-

Ground floor	£6776.43
First floor	£4259.00

BUSINESS RATES

Rateable Value	£24,250
----------------	---------

This information is for guidance purposes only and interested parties should rely on their own enquiries with the Local Authority.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred.

VIEWING

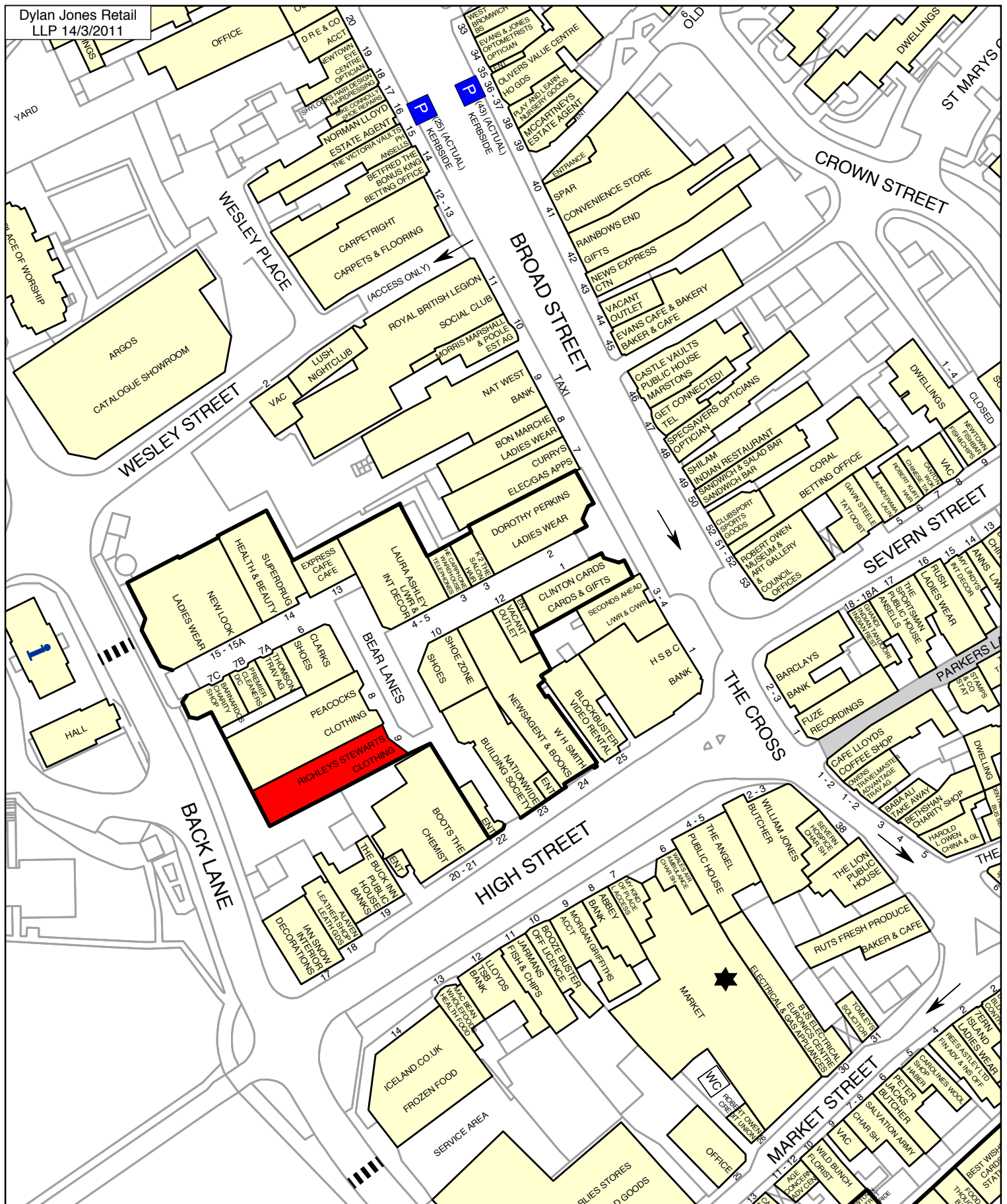
Strictly by appointment with joint retained agents:-

Dylan Jones Retail LLP
Contact: Dylan Jones
Email: Dylan@dylanjonesretail.co.uk
Tel: 01443 445863

SUBJECT TO CONTRACT & AVAILABILITY

Subject to contract & availability: Dylan Jones Retail LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of Dylan Jones Retail LLP has any authority to make or give representation or warrant whatever in relation to this property.

Dylan Jones Retail
LLP 14/3/2011



50 metres

goad Network
For more information on our products and services:
www.goadplans.co.uk

0845 6016011

goad.sales@uk.experian.com

COPYRIGHT AND CONFIDENTIALITY NOTICE
2010 Experian Ltd All Rights Reserved

This product includes mapping data licensed from
Ordnance Survey® © Crown Copyright 2010.
Licence number PU 100017316.

 Mapping sourced from

For full terms & copyright conditions visit
www.goadplans.co.uk

DJR
DYLAN JONES
RETAIL

Energy Performance Certificate

Non-Domestic Building



Unit 9
Bear Lanes
NEWTOWN
SY16 2QZ

Certificate Reference Number:

0390-0731-6510-9809-4002

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

◀ **64**

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): 362
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

64

If newly built

107

If typical of the existing stock

Administrative information

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

Assessment Software: iSBEM v3.2.b using calculation engine SBEM v3.2.b

Property Reference: 991547860000

Assessor Name: Anna Frandevi

Assessor Number: STRO000374

Accreditation Scheme: Stroma Accreditation Ltd

Employer/Trading Name: WSP Environemntal

Employer/Trading Address: 24-30 Buchanan House, London, EC1N 2HS

Issue Date: 13 Feb 2009

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

Related Party Disclosure:

Recommendations for improving the property are contained in Report Reference Number: 0409-0796-1840-3500-9103

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**