

# SHOP TO LET

# EVESHAM

## UNIT 17

## RIVERSIDE SHOPPING CENTRE

**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 adjacent to **Burtons**. There are also a number of multiple retailers including **Clinton Cards, H. Samuel, JD Sports, New Look** and **Superdrug**.

**ACCOMMODATION:**

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

Ground Floor	1,493 sq.ft.	(138.70 sq.m)
First Floor Ancillary	943 sq.ft	( 87.60 sq.m)

**NB. It is possible to extend the first floor up to approximately 5,500 sq. ft. (511 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 2012/2013 is £15,771.15 per annum, subject to variation.

**RENT:**

Upon application.

**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	£34,000
Rates Payable (14/15)	£16,388

**VIEWING:**

For further information or to arrange a viewing please contact, **Green & Partners**, contacting:-

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**SUBJECT TO CONTRACT**

