

THREADNEEDLE PROPERTY INVESTMENTS LIMITED

## SHOP TO LET

**UNIT 4/5 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 affords a ground floor unit with first floor ancillary accommodation and rear servicing. The property benefits from a prominent return frontage. Our clients are prepared to give consideration to a sub-division.

### ACCOMMODATION

Detailed plans are in the process of being prepared but the units to be created will afford the following approximate dimensions and areas:-

#### Unit 4

Internal width	22ft. 6ins ( 6.70m)
Shop depth	68ft. 9ins (20.72m)
Ground floor sales	1275 sq.ft. (118.5 sq.m.)
First floor	1430 sq.ft. (133 sq.m.)

#### Unit 5

Internal width	22ft, 6ins ( 6.70m)
Shop depth	68ft. 9ins.(20.72m)
Return frontage	39ft. 6ins (11.88m)
Ground floor sales	1275 sq.ft. (118.5 sq.m.)
First floor storage	1430 sq.ft. (133 sq.m.)

### 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.



### COMMENCING RENTAL

Unit 4	£30,000 per annum
Unit 5	£32,500 per annum

### SERVICE CHARGE

To be re-assessed.

### EPC

Certificate attached

### BUSINESS RATES

The business rates will need to be re-assessed once the unit has been sub-divided.

### 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](mailto: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.



# Energy Performance Certificate

Non-Domestic Building



Unit 4-5  
Bear Lanes  
NEWTOWN  
SY16 2QZ

Certificate Reference Number:  
0375-3049-0519-0800-3701

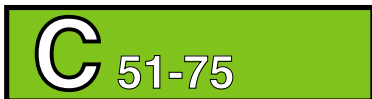
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for 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



◀ 75 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>): 609  
Building complexity (NOS level): 3

### Benchmarks

Buildings similar to this one could have ratings as follows:

56 If newly built

86 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:** 359578470000

**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: 0330-0841-7590-5409-7002**

## 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**