



The
Shires
It's all about you

///dishes.poems.starts

The Shires, Trowbridge,
Wiltshire, BA14 8AT

Local Occupiers Include

bodycare

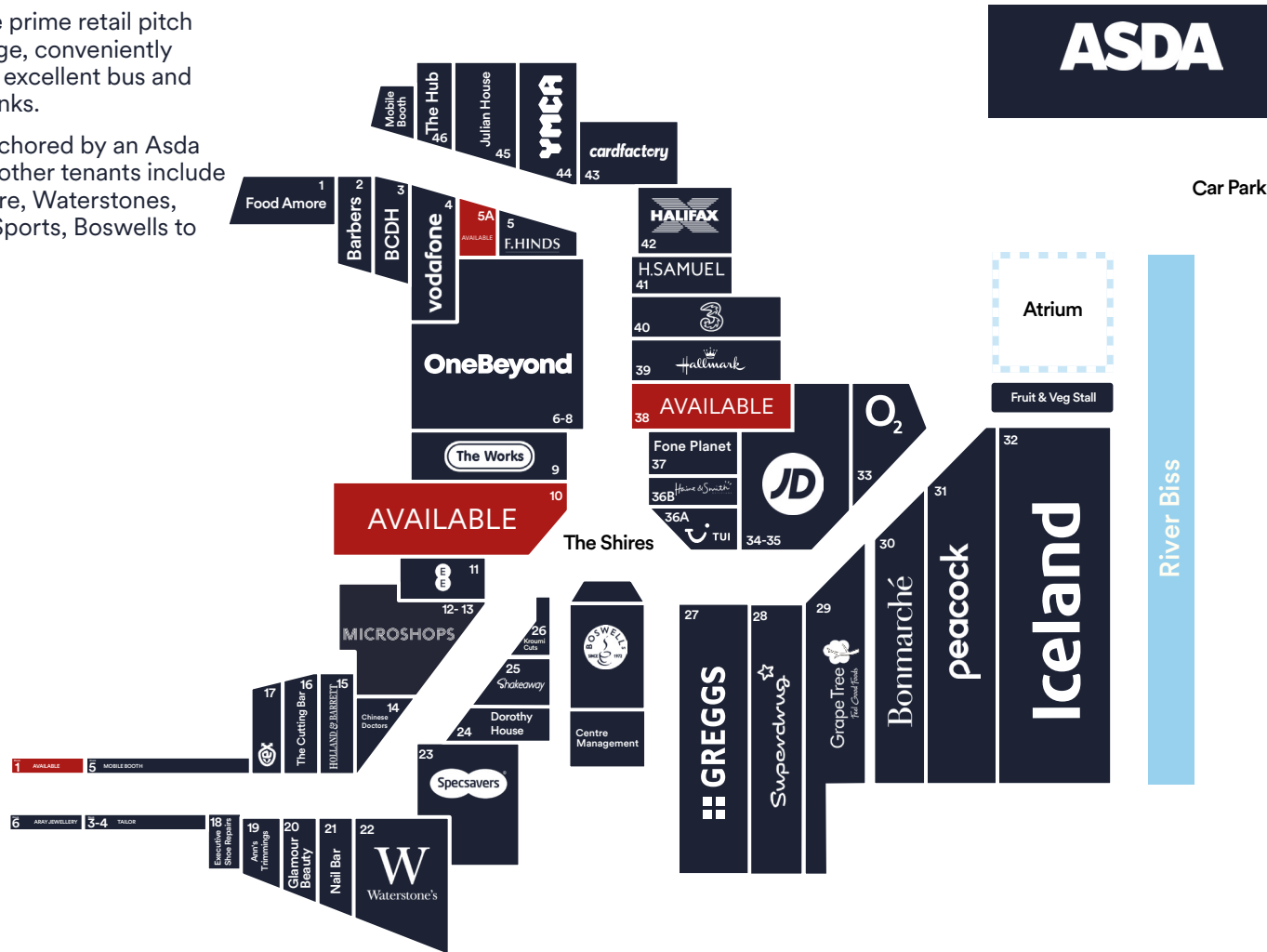
Iceland

Waterstones



The Shires is the prime retail pitch within Trowbridge, conveniently located close to excellent bus and train transport links.

The centre is anchored by an Asda Superstore and other tenants include Iceland, Bodycare, Waterstones, Superdrug, JD Sports, Boswells to name a few.



123,286 sq.ft

Total development



5m+

Annual footfall



£1.3bn

Annual spend potential on non-grocery items



54

Retail units on site



1,000

Free Parking Spaces
1st hour free





Unit 5a	sq.ft	sq.m
TOTAL	568	52.8
QUOTING RENT	£20,000	
RATEABLE VALUE	£17,500	
INSURANCE	£500	
SERVICE CHARGE	£5,000	



Unit 10	sq.ft	sq.m
TOTAL	4,306	400
QUOTING RENT	£60,000	
RATEABLE VALUE	£66,000	
INSURANCE	£3,500	
SERVICE CHARGE	£60,000	



Unit 38	sq.ft	sq.m
TOTAL	1,586	147.3
QUOTING RENT	£30,000	
RATEABLE VALUE	£26,500	
INSURANCE	£1,500	
SERVICE CHARGE	£13,000	



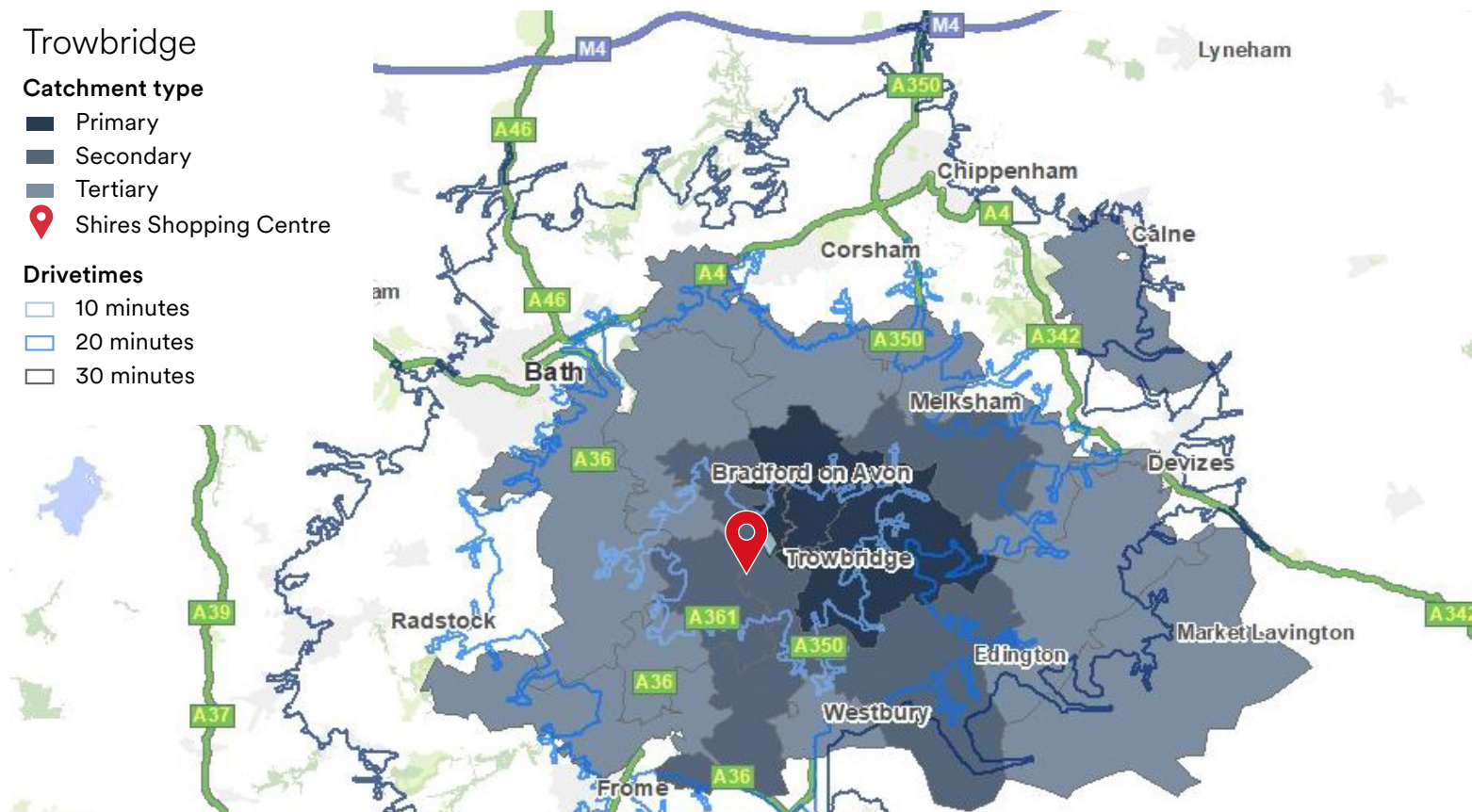
Trowbridge

Catchment type

- Primary
- Secondary
- Tertiary
- 📍 Shires Shopping Centre

Drivetimes

- 10 minutes
- 20 minutes
- 30 minutes



Catchment

Trowbridge's 30 minute drive time contains a population of **428,000** residents, with **59,000** within a 10 minute drive time. The age of the population is largely in line with the UK and South West average, but has a slightly higher proportion of 16 – 24 year olds.

Drive Time:

Minutes	Population
10 mins	58,601
20 mins	152,234
30 mins	427,694

Demographics

Trowbridge's residents have an annual spend potential of **£1.3bn** on non-grocery items, with the equivalent shopper spend totalling £517m.

Aspiring Homemakers account for **16%** of residents in Trowbridge's catchment. This group consists of younger family households in full time employment who require a more experiential retail, food & beverage and leisure offer, but still at a mid-range price point.

Buses servicing the town centre:

Service	Route
234	Frome – Chippenham and out laying villages
264	Salisbury
265	Bradford on Avon, Bath and laying villages
265	Westbury, Warminster and laying villages
236	Paxcroft Mead, Hilberton, Staverton, Hilberton, Steeple Ashton, Upper Studley, Melksham
260	Lower Studley
263	Wiltshire Collage & Collage Estate
264/265	North Bradley, Longfield Estate, Greenlane & Lark Down

Demographics:

Age band	30 mins drive time (%)	UK average (%)	South West average (%)
0-15	18	19	18
16-24	12	11	10
25-44	24	26	23
45-64	26	26	27
65+	20	19	22

Innox Mills

A vibrant mixed-use quarter is taking shape. Around 300 new homes will offer diverse living options. Quality public spaces will encourage social interaction, providing inviting gathering spots. Furthermore, the development aims to enhance Trowbridge's connectivity, improving access to essential services and employment centers. This ambitious project promises to revitalize the area, offering a sense of belonging and a fresh chapter in Trowbridge's history.

Location

Trowbridge is the county town of Wiltshire, England, on the River Biss in the west of the county. It is near the border with Somerset and lies 8 miles southeast of Bath, 31 miles southwest of Swindon and 20 miles southeast of Bristol. Trowbridge is a good base for visitors touring the Cotswolds and the Wiltshire Downs.

The Shires Shopping Centre is an approx 15-minute walk from Trowbridge train station.

The nearest bus is directly in front of Castle Place, there are also an eight car taxi rank in Market Street and a three car taxi rank in Castle Street.

By Car	Distance	Travel Time
Bath	8 miles	24 mins
Bristol	20 miles	40 mins
Cardiff	62 miles	1hr 35 mins
London	112 miles	2hr 22 mins

SERVICES



Sat Nav Users

Enter **BA14 8XR** for the nearest point to the car park



Ample Free Parking

1st Hour Free



Toilet Facilities



George Watson

07423 662487

0117 990 2649

GWatson@lcpproperties.co.uk



Anthony Jackson

07711 944404

anthony@rj-ltd.co.uk

Carter Jonas

Stuart Williams

07771 820054

Stuart.Williams@carterjonas.co.uk



MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1166 of the Companies Act 2006) associated companies and employees (We) give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. (We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.) We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. (This brochure gives a large amount of statistical information and there will inevitably be errors in it. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website: <https://www.rics.org.uk/upholding-professional-standards/sector-standards/real-estate/code-for-letting-business-premises-let-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP processes data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.