

RETAIL

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TO LET

## UNITS 6-8, THE SHIRES SHOPPING CENTRE, TROWBRIDGE, BA14 8AT

GROUND FLOOR 683.65 m<sup>2</sup> (7,359 sq ft) + ANCILLARY

### LOCATION

Trowbridge is the county town of Wiltshire situated 8 miles south-east of Bath and 31 miles south-west of Swindon with a town population of 43,744\* and over 152,000 within a 20 minute drive time.

The Shires is an enclosed shopping centre, providing nearly 124,000 sq ft of space from 56 outlets that provides the prime shopping for the town. Situated close to the train station and bus stops, it benefits from a 1,000 space car park to the rear where 1 hour free parking is available.

The premises immediately adjoin The Works and F Hinds whilst opposite H Samuel, Hallmark, and 3. Other well-known occupiers in the scheme include JD Sports, Waterstones, Superdrug, Iceland and Specsavers.

### ACCOMMODATION

The approximate net internal floor areas and dimensions are:

Internal Width	26.60m	(87 ft 3)
Built Depth	28.34m	(93 ft)
Ground Floor:	683.65 m <sup>2</sup>	(7,359 sq ft)
First Floor	105.91m <sup>2</sup>	(1,140 sq ft)

The premises are to be white boxed.

\*[https://www.citypopulation.de/en/uk/southwestengland/wiltshire/E63005385\\_\\_trowbridge/](https://www.citypopulation.de/en/uk/southwestengland/wiltshire/E63005385__trowbridge/)

### CONTACT

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### IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the

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# UNIT 6-8, THE SHIRES SHOPPING CENTRE, TROWBRIDGE

## LEASE

A new full repairing and insuring lease is available for a term to be agreed.

## RENT

POA

## SERVICE CHARGE & INSURANCE

A service charge will be levied for the general upkeep, maintenance and management of the shopping centre is approximately £64,594 + VAT for the current year.

The landlord insures the premises and re-charges the tenant where the current premium is £6,887 + VAT.

## RATES

According to the Valuation Office website, the premises are assessed as follows:

Rateable Value: £123,000 (from 1st April 2023)

Interested parties are advised to satisfy themselves that the above assessment is correct by referring to: <https://www.gov.uk/find-business-rates>

## PLANNING

The premises benefits from a Class E planning consent allowing premises to be used for retail, financial and professional services, cafés/restaurants, offices or medical, subject to landlords consent.

## LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

## ENERGY PERFORMANCE CERTIFICATE

The unit has an EPC rating of B(33)

## VAT

All figures within these terms are exclusive of VAT where applicable.

## VIEWING & FURTHER INFORMATION

Strictly by prior appointment through:

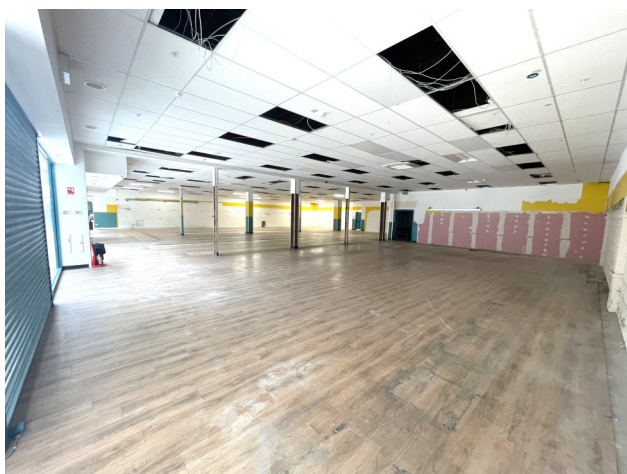
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Our joint agents: Rawstron Johnson: 0113 450 7000

For details of all commercial properties marketed through this firm please visit: [carterjonas.co.uk/commercial](https://carterjonas.co.uk/commercial)



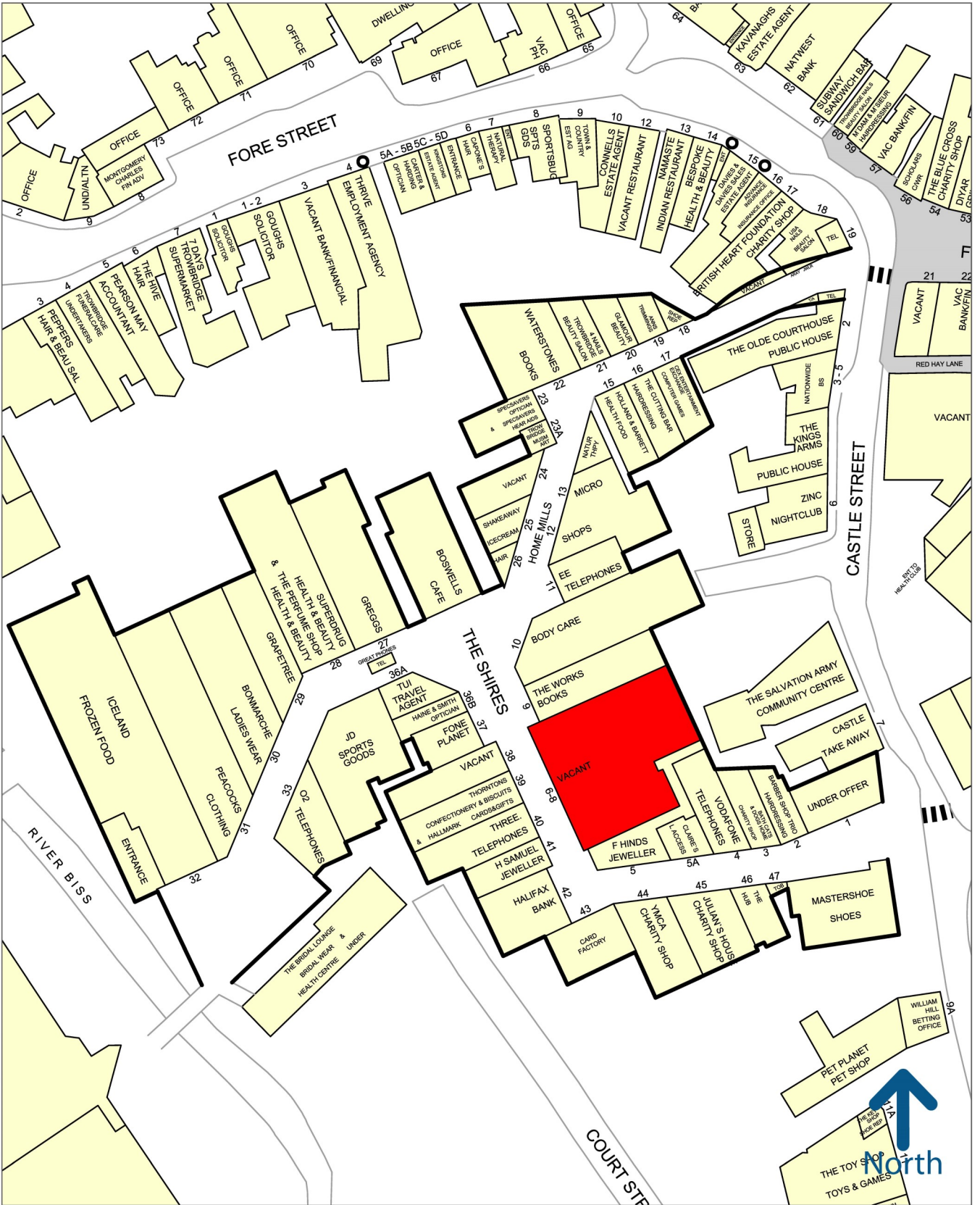
Existing Sales (to be white boxed)

**SUBJECT TO CONTRACT October 2024**

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50 metres

Experian Goad Plan Created: 10/10/2024  
Created By: Carter Jonas LLP