

# RETAIL TROWBRIDGE

Unit 11, Paxcroft Mead Shopping Centre, BA14 7GW



## SHOP TO LET

### LOCATION

Paxcroft Mead is a neighbourhood shopping centre with significant residential development nearby. Anchored by **Budgens** Supermarket Close to community centre, day nursery and Marston's Public House. The Shopping Centre is situated approx. 2 miles east of Trowbridge town centre.

### SITUATION

Other occupiers on the scheme include **Robinsons Traditional Fish & Chips, Budgens, Paxtons Estate Agents** and several independent operators.

### LEASE

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

### RENT

In excess of **£18,900**.

### LEGAL COSTS

Each party to be responsible for their own legal costs.

### EPC

A copy of the Energy Performance Certificate is available on request.

### ACCOMMODATION

Ground Floor	946 sq ft	88 sq m
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### BUSINESS RATES & SERVICE CHARGE

Rateable Value	£ 20,500
Rates Payable (26/27)	£ 11,377.50
Service Charge (26/27)	TBA

This information is for guidance only. Interested parties are advised to verify figures with the local authority.

### ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

### VIEWING

For further information or to arrange a viewing, please contact:

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