



UNIT 3, ELM CROSS SHOPPING CENTRE, BRADFORD ON AVON, BA15 2AZ TOTAL SALES SPACE - APPROXIMATELY 856 SQFT (79.52 SQM)

LOCATION

Bradford On Avon is a historic mill town with a resident population of approximately 10,000, with a wider catchment from surrounding villages. The town is a popular tourist destination, due to a high proportion of historic buildings, including a Saxon church and a medieval tithe barn. It is well situated regionally, offering good road and rail communications with the neighbouring centres of Trowbridge (5km), Bath (13km) and Bristol (30km to the north west). Junction 17 of the M4 is 25km to the north.

Elm Cross Shopping Centre lies just off the Frome Road (B3109), one of the main feeder roads into Bradford On Avon town centre, which lies approximately 1.5km to the north. The retail parade is an established location, being adjacent to the extended Sainsburys supermarket and the Kennet and Avon Canal, which is adjacent to the estate. Nearby retailers include Julian House, Smarty Dry Cleaning, and TT Cycles.

DESCRIPTION

The property comprises a single storey, lock-up retail unit which was previously occupied by a national pizza takeaway chain. Property has a walk in cold store. To the rear of the property is unloading and tenant parking. Customers have the right to use the main supermarket car park.

ACCOMMODATION

Property (NIA)	M ²	Ft ²
Unit 3 (26 Elm Cross Shopping Centre)	79.52	856
Total	79.52	856

TENURE

The premises are currently held on a 20 year FRI lease from 3rd March 2016 at a rental of £16,200pa. Tenant break 3rd March 2027.

PREMIUM

On application.

VAT

All figures are exclusive of VAT, if applicable.

BUSINESS RATES

Current Rateable Value: £14,750 (2026 List)

This is an estimate only and takes no account of possible transitional adjustment.

ENERGY PERFORMANCE CERTIFICATE

The EPC will be made available to interested parties on application.

VIEWINGS

All viewings should be made through the sole agents Carter Jonas 01225 747260.



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