



UNIT 38, THE SHIRES SHOPPING CENTRE, TROWBRIDGE, BA14 8AT

GROUND 142.14 SQ M (1,530 SQ FT)

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 with Thorntons whilst opposite The Works and Bodycare. Other well-known occupiers in the scheme include JD Sports, Waterstones, Superdrug, Iceland and Superdrug.

ACCOMMODATION

The approximate net internal floor area are:

Ground Floor: 142.14 m² (1,530 sq ft)

LEASE

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

*https://www.citypopulation.de/en/uk/southwestengland/wiltshire/E63005385__trowbridge/

CONTACT

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IMPORTANT INFORMATION

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RENT

£32,250 per annum exclusive.

SERVICE CHARGE & INSURANCE

A service charge will be levied for the general upkeep, maintenance and management of the shopping centre is approximately £11,681 + VAT for the current year ending December 2024.

The landlord insures the premises and re-charges the tenant where the current premium is £1,291 + VAT.

RATES

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

Rateable Value: £26,500 (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 C (62).

VAT

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

VIEWING & FURTHER INFORMATION

Strictly by prior appointment through:

Cellan Richards: cellan.richards@carterjonas.co.uk / 0117 403 990 / 0117 922 1222 or

Stuart Williams: stuart.williams@carterjonas.co.uk / 0117 922 1222 or

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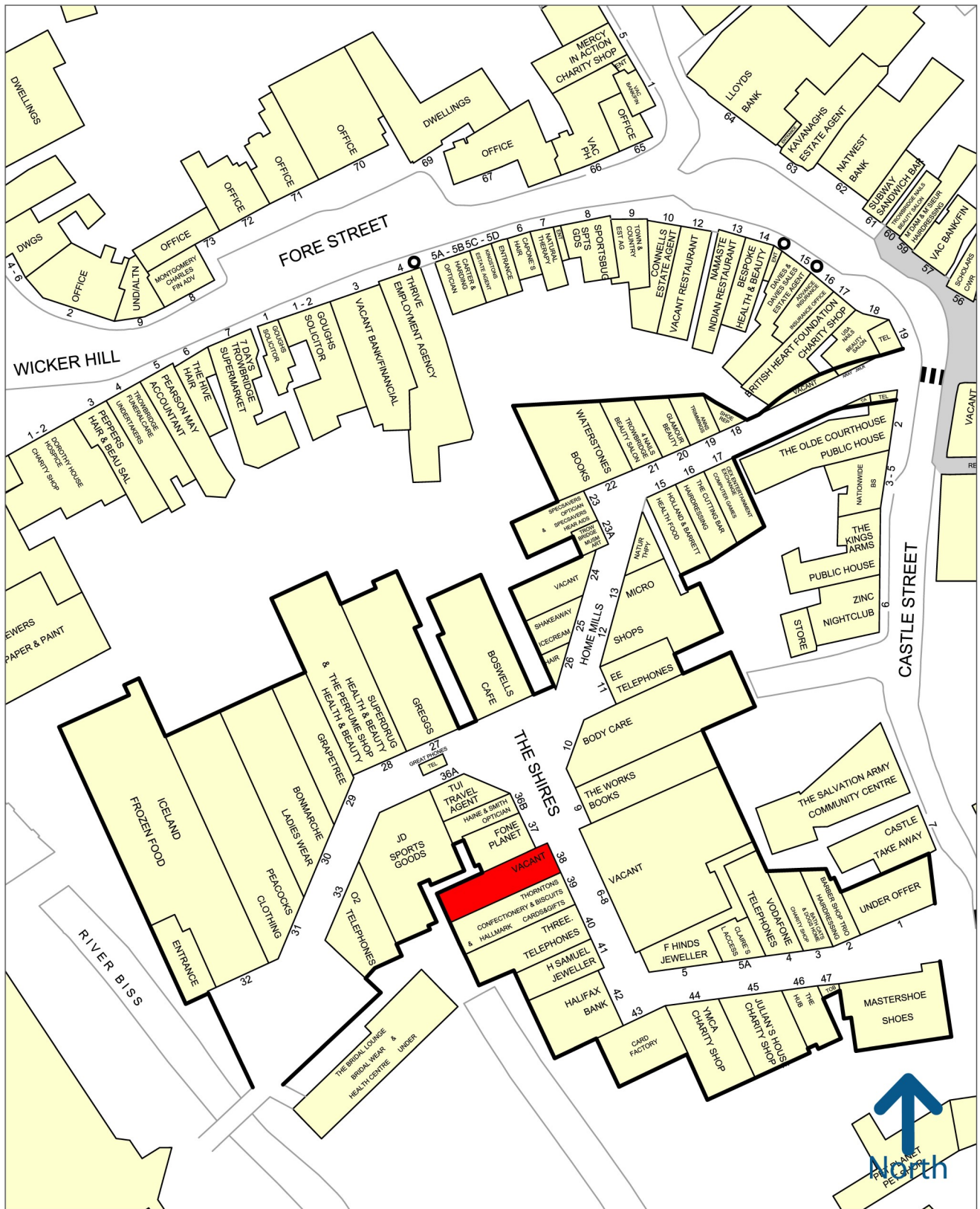
Internal

SUBJECT TO CONTRACT October 2024

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