



TO LET

Retail Unit

625 sq.ft

(58 sq.m)

Unit 20, The Shires Shopping Centre, Trowbridge BA14 8AT

- Prime retail location within Trowbridge
- Close to excellent bus and train transport links
- One hour free public parking
- Anchored by an Asda Superstore with other tenants - Poundland, Iceland, JD Sports, Waterstones, Bodycare

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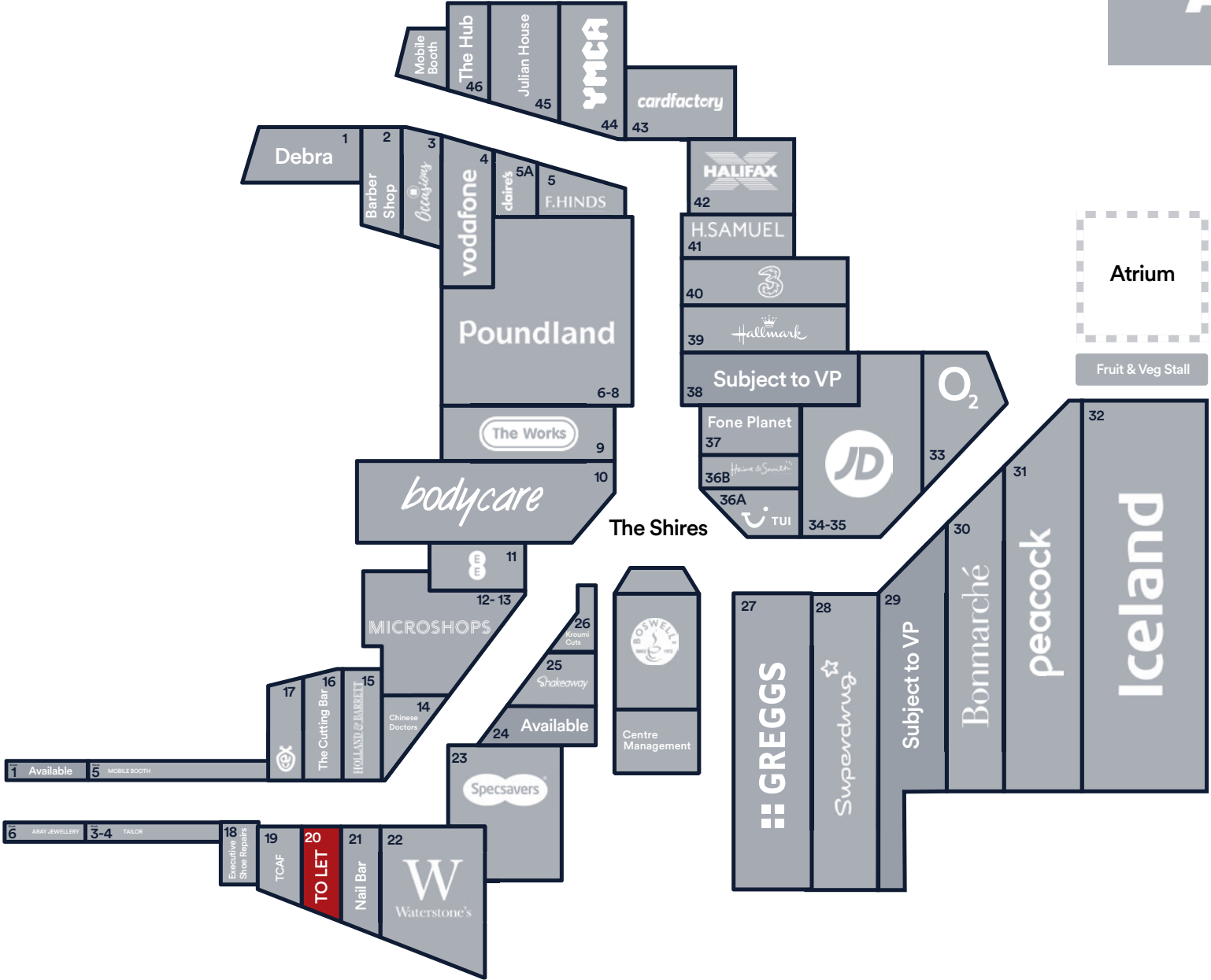
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Car Park



Unit 20, The Shires Shopping Centre, Trowbridge BA14 8AT

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor Sales	625	58
TOTAL	625	58

Description

The premises benefits from a new E use class (commercial, business and service) including retail, financial & professional services, restaurant, office indoor sports, medical and nursery uses. Interested parties are advised to make their own enquiries of the Local Planning Authority.

Rent

£19,995 per annum.

Rates

Rateable Value - £15,500. Rates Payable - £7,936.

Interested parties are advised to make their own enquiries with the local authority.

Services

All mains services are available.

Service Charge & Insurance

This unit participates in a service charge of £4,809 + VAT for the current year. The landlord insures the premises and re-charges the tenant where the current premium is £509 + VAT.

Energy Performance

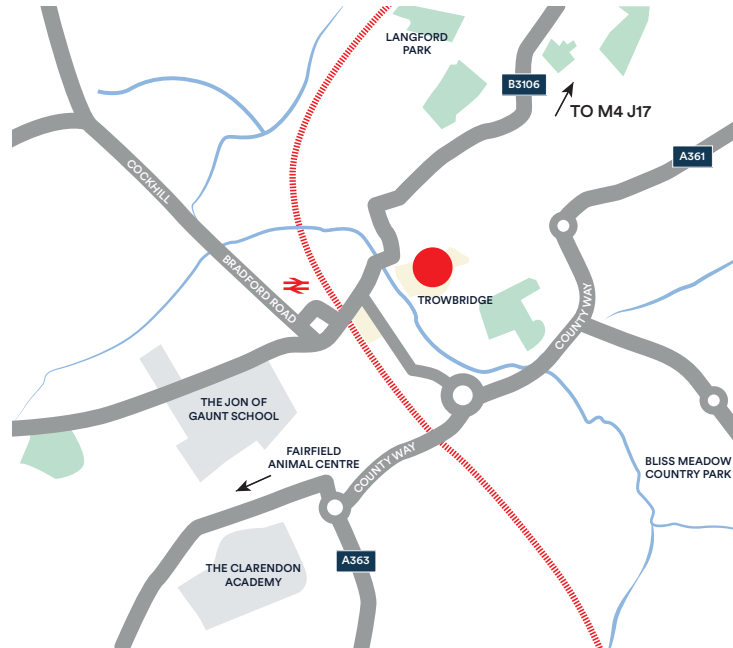
Further details available upon application.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Location - BA14 8AT

Trowbridge lies 12 miles south east of Bath and has a catchment population of 170,000. The Shires is the town's main shopping centre and forms part of the prime retailing pitch, linking into pedestrianised Fore Street. The centre is anchored by Iceland and Asda with other national occupiers present including Peacocks, Poundland, Greggs and JD Sports.



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33349 MARCH 2024

Viewing

Strictly via prior appointment with the appointed agents:

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