

RETAIL

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TO LET

2-3 SILVER STREET, TROWBRIDGE, WILTSHIRE, BA14 8AA

**SUBSTANTIAL FORMER DEPARTMENT STORE ON TWO LEVELS
APPROXIMATELY 563 SQ M / 6,063 SQ FT**

- Prominent Town Centre Location
- Attractive Period Property

LOCATION

Trowbridge is the County town and home of Wiltshire County Council, the largest employer in the town. The town grew during the industrial revolution due to its strategic position and it is still an important regional centre for employment. The current population is approximately 32,000.

Trowbridge is situated 8 miles south east of Bath on the junction of A361 and A363 and is commutable to Bristol. The shop is easy to find in the centre of the town, close to the Town Hall.

The unit is situated in a highly visible location on Silver Street close to the Fore Street junction and pedestrian area, with the shopping centres of The Shires and Castle Place close by.

DESCRIPTION

The premises comprise a large open retail area at ground floor level with dual rear access to the first floor accommodation, most recently used for storage and staff welfare accommodation.

CONTACT

Carter Jonas
St Catherine's Court,
Berkeley Place, Bristol, BS8 1BQ
carterjonas.co.uk/commercial

Colin Scragg FRICS

Partner, Commercial
01225 747268 | 07974 399432
Colin.Scragg@carterjonas.co.uk

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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ACCOMMODATION

The premises extend to the following approximate floor areas:

ACCOMMODATION	Sq M	Sq Ft
Ground Floor Sales	322.09	3,467
First Floor Sales	241.17	2,596
Total	563.26	6,064

LEASE TERMS

A new lease is available on terms to be agreed.

RENTAL

On application.

RATEABLE VALUE

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

Rateable Value: £51,000

Rates Payable (2023/24): £26,112

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

VAT

The rental is exclusive of VAT, if applicable.

ENERGY PERFORMANCE CERTIFICATE

Energy rating E (104) – a copy of the EPC can be provided on request..

VIEWING & FURTHER INFORMATION

Strictly via sole letting agent:

Colin Scragg

Email: Colin.Scragg@carterjonas.co.uk / Direct Dial: 01225 747268 / Mobile 07974 399432 or

For details of all commercial properties marketed through this firm please visit: carterjonas.co.uk/commercial



SUBJECT TO CONTRACT August 2020

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