

RETAIL

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KIOSK 1, THE SHIRES SHOPPING CENTRE, TROWBRIDGE, BA14 8HR

11.89 SQ M (128 SQ FT)

**** AVAILABLE SEPTEMBER 2024 ****

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 are situated on the busy Fore Street entrance to the scheme in a mall that includes other well-known occupiers to include CEX, Holland & Barrett, Waterstones and Specsavers.

Other well-known occupiers in the scheme include JD Sports, TUI, Superdrug and Iceland.

CONTACT

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IMPORTANT INFORMATION

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ACCOMMODATION

The approximate net internal floor areas are:

Ground Floor: 1.89 sq m (128 sq ft)

LEASE

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

RENT

£9,950 per annum exclusive.

SERVICE CHARGE & INSURANCE

Service charge and building insurance is included in the rent.

RATES

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

Rateable Value: £3,800 (from 1st April 2023)

It is our understanding that this is below the threshold for paying any rates. However, interested parties are advised to satisfy themselves that the above statement and assessment are correct and that this covers their intended business 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 (55).

VAT

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

VIEWING & FURTHER INFORMATION

Strictly by prior appointment through:

Timothy Edgell: timothy.edgell@carterjonas.co.uk / 0117 363 5702 / 0117 922 1222 or

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

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Our joint agents: Rawstron Johnson: 0113 450 7000

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SUBJECT TO CONTRACT Jan 2024

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