



UNIT 2, ELM CROSS SHOPPING CENTRE, BRADFORD ON AVON, BA15 2AZ TOTAL SALES SPACE - APPROXIMATELY 1,027 SQFT (95.38 SQM)

LOCATION

Bradford On Avon is an 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 of the subject property. 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 Dominos, Smarty Dry Cleaning, TT Cyles and Bodytech Gym.

DESCRIPTION

The property comprises a single storey, lock-up retail unit which is currently occupied by a Chinese takeaway/restaurant. 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 2 (27 Elm Cross Shopping Centre)	95.38	1,027
Total	95.38	1,027

TENURE

The premises are available by way of a new effective full repairing and insuring Lease.

RENT

£18,000 per annum exclusive, subject to contract.

VAT

All figures are exclusive of VAT, if applicable.

BUSINESS RATES

Current Rateable Value: £16,250

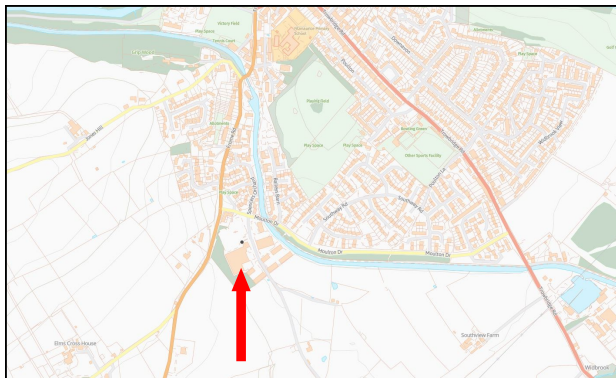
This is an estimate only and takes no account of possible transitional adjustment.

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.



CONTACT :

Tim Brooksbank MRICS

01225 747266 | 07880 201742
tim.brooksbank@carterjonas.co.uk

Maddie Pyles

01225 747258 | 07796 170450
maddie.pyles@carterjonas.co.uk

Carter Jonas LLP
5 & 6 Wood Street, Bath, BA1
2JQ |
carterjonas.co.uk/commercial

Carter Jonas

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