



For Lease

The Shires Shopping Centre

Trowbridge BA14 8AT





Accommodation

The premises are arranged over ground floor and provide the following approximate net internal dimensions and floor areas:

Location

Trowbridge lies 12 miles south east of Bath. The catchment population is 136,758 (Experian).

Home to around 50 shops on one level, the centre is anchored by an Asda Superstore and other tenants include, JD Sports, Iceland and Bon Marche.

Floor / Unit	GOAD	Size	Rent PAX	Status
Unit 1	17	1,425 sq. ft.	ROA	Vacant
Unit 3	19	1,046 sq. ft.	ROA	Temp in occupation
Unit 12	29	1,616 sq. ft.	ROA	Temp in occupation
Unit 13	30	1,040 sq. ft.	ROA	Vacant
Unit 19	19	550 sq. ft.	ROA	Vacant
Unit 21	44	780 sq. ft.	ROA	Vacant
Unit 30	55	4,775 sq. ft.	ROA	Vacant
Unit 31	56	5,835 sq. ft.	ROA	Vacant
Unit 37	6	1,020 sq. ft.	ROA	Vacant
Unit 44	13	3,000 sq. ft.	ROA	Temp in occupation

Lease Terms

The units are available on a new, effectively full repairing and insuring lease by way of a service charge, for a term to be agreed.

The landlord may also consider flexible lease arrangements.

Rating Assessment

Interested parties should make their own enquiries of the Local Billing Authority to ascertain the exact rates payable and to determine the impact upon transitional rate relief on the premises. A change in occupation could generate an adjustment of the rating assessment.

Legal Costs

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

All figures quoted are exclusive of VAT, where applicable.



Viewing and Further Information

Strictly by appointment with:

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