



For Lease

Unit 1

The Shires Shopping Centre

Trowbridge BA14 8AT

- New Lease available
- Rent: £25,000 per annum
- Trowbridge's prime in town shopping centre





Location

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

The Shires is the main in town shopping centre in Trowbridge, with 50 shops over one level. Anchored by an Asda Superstore and other tenants include, JD Sports, Bon Marche and Specsavers

The unit is situated on an entrance to the shopping centre, near Game and Vodafone.

Accommodation

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

Floor / Unit	Size	Metric
Ground Floor	1,425 sq. ft.	132 sq. m

Lease Terms

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

Rent

£25,000 per annum exclusive of rates, service charge and VAT (if applicable).

Service Charge

Available on request.

Rating Assessment

We are advised by the Valuation Office website that the premises are presently assessed for rating purposes as follows:

Description:	“Shop and Premises”
Rateable Value:	£33,500
UBR 2019/2020	50.4p

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

VAT

All figures quoted are exclusive of VAT, where applicable



Viewing and Further Information

Strictly by appointment with:

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50 metres

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