

# For Lease

# Unit 19 The Shires Shopping Centre

Trowbridge BA14 8AT

- New Lease available
- Trowbridge's prime in town shopping centre
- 550 sq. ft.





### Location

The Shires is the main in town shopping centre in Trowbridge, with 50 shops over one level. Trowbridge lies 12 miles south east of Bath. The catchment population is 136,758.

The centre is anchored by an Asda Superstore and other tenants include, JD Sports, Iceland and Bon Marche.

The unit is situated in the prime position in the mall, opposite Sports Direct and The Works, and adjacent to Greggs.

#### 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	550 sq. ft.	51.09 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

Available on request

# 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: £18,250 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

 $\mathsf{VAT}$ 

All figures quoted are exclusive of VAT, where applicable



#### **Viewing and Further Information**

Strictly by appointment with:

Daniel Milford Anthony Walker

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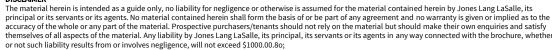
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50 metres

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