



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

VAT

All figures quoted are exclusive of VAT, where applicable



Viewing and Further Information

Strictly by appointment with:

Daniel Milford

+44 (0) 117 930 5715

Daniel.Milford@eu.jll.com

Alexandra Deere

+44 (0) 117 930 5711

Alexandra.Deere@eu.jll.com

Anthony Walker

07496 519790

Anthony@arcetail.co.uk

Andy Smallman

07921 744289

Andy@arcetail.co.uk

property.jll.co.uk

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50 metres

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