

SUBJECT TO VP



TO LET

Retail Unit

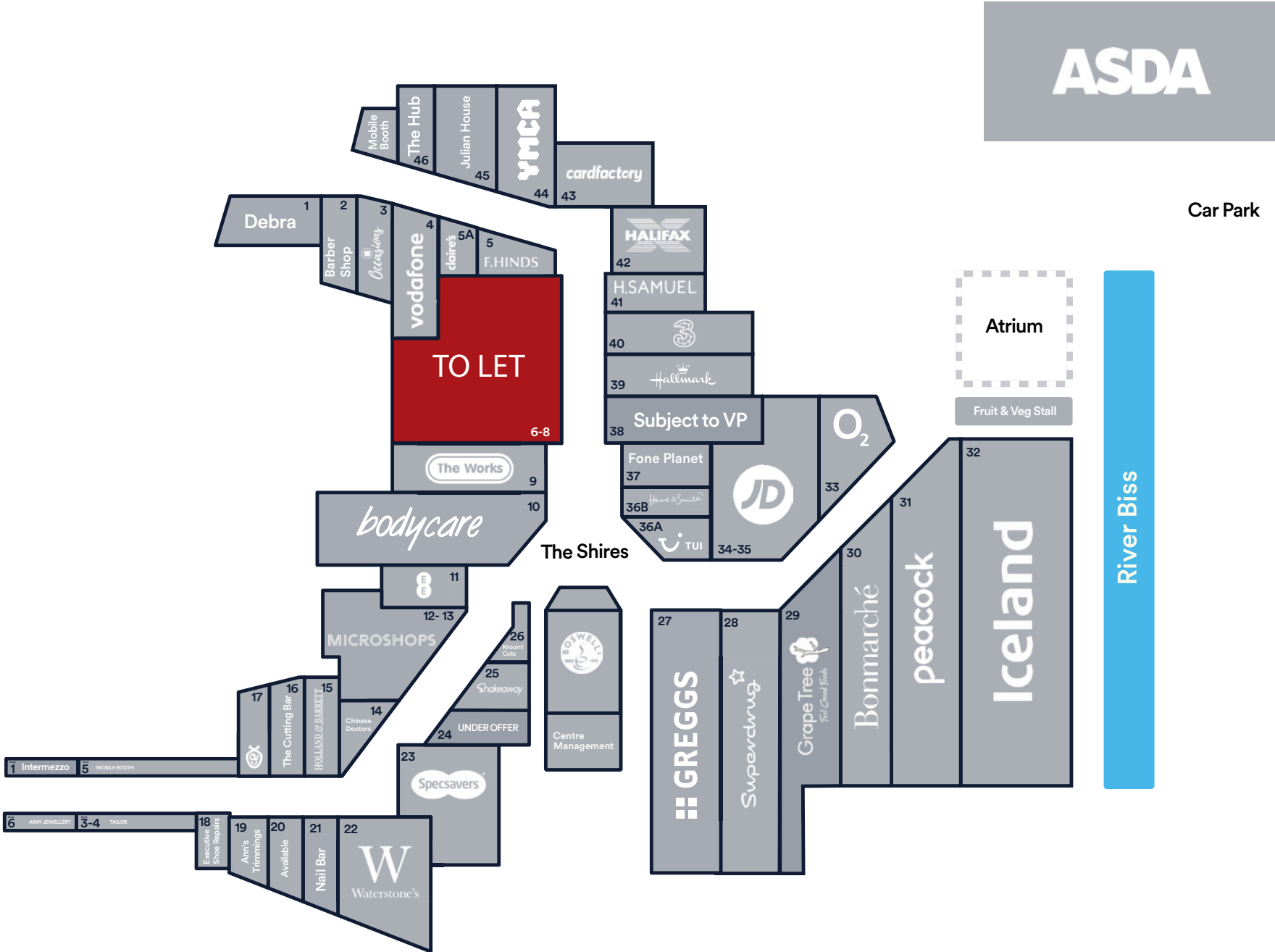
8,485 sq.ft

(788 sq.m)

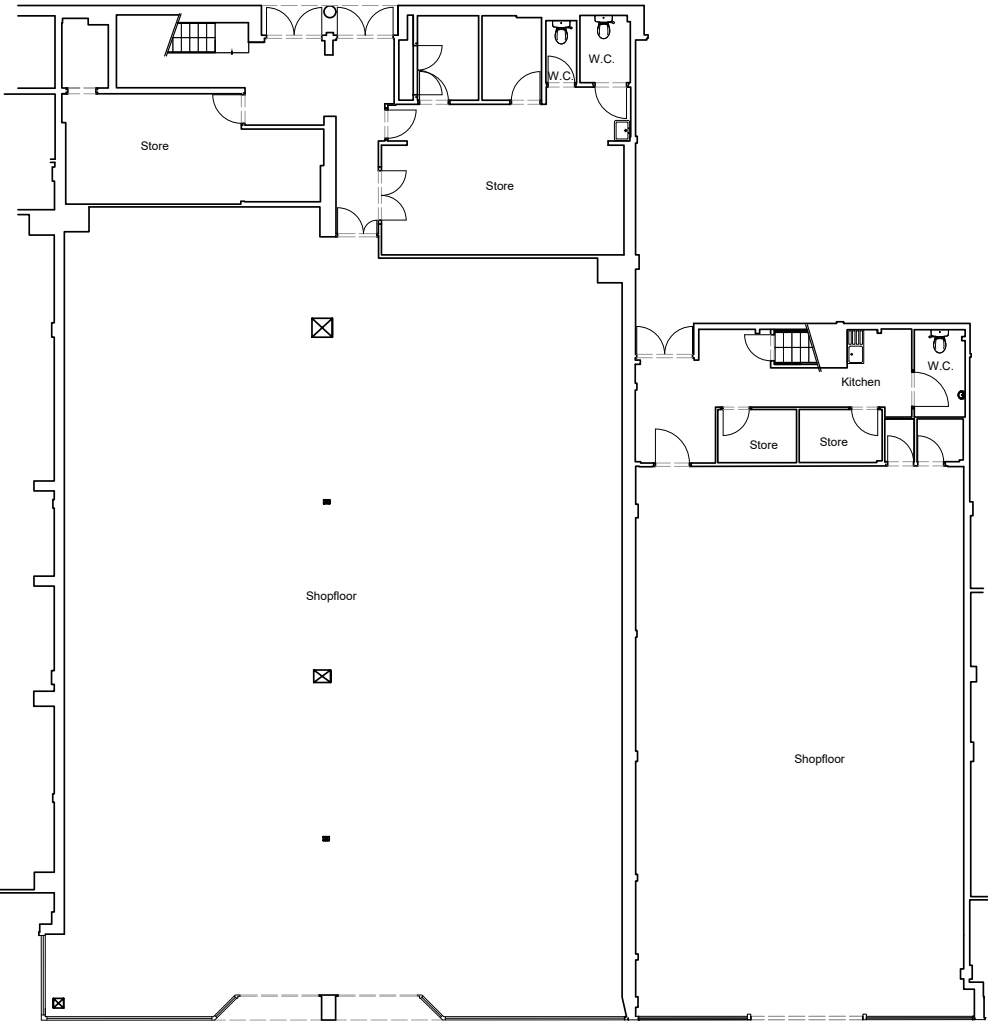
Unit 6-8, The Shires Shopping Centre, Trowbridge BA14 8AT

- Prime retail location within Trowbridge
- Close to excellent bus and train transport links
- One hour free public parking
- Anchored by an Asda Superstore with other tenants - Iceland, Sports Direct, Waterstones

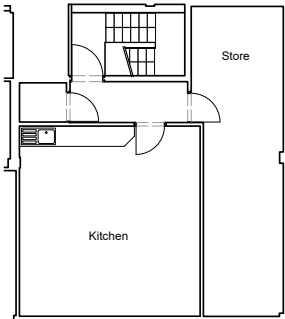
Unit 6-8, The Shires Shopping Centre, Trowbridge BA14 8AT



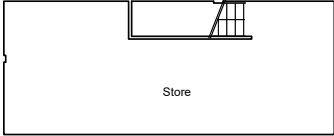
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Ground Floor Plan



First Floor Plan



## Unit 6-8, The Shires Shopping Centre, Trowbridge BA14 8AT

Areas (approx. NIA)		Sq.ft	Sq.m
Unit 6-8	Subject to VP	8,485	788
<b>TOTAL</b>		<b>8,485</b>	<b>788</b>

### Description

The premises benefits from a new E use class (commercial, business and service) including retail, financial & professional services, restaurant, office indoor sports, medical and nursery uses. Interested parties are advised to make their own enquiries of the Local Planning Authority.

### Rent

POA

### Rates

Rateable value of £123,000. Rates payable £67,158. Interested parties should verify the rateable value, the availability of any relief and the actual rates payable with the Local Authority.

### Services

All mains services are available.

### Service Charge & Insurance

Service charge £64,594 per annum

Insurance £6,887 per annum

### Energy Performance

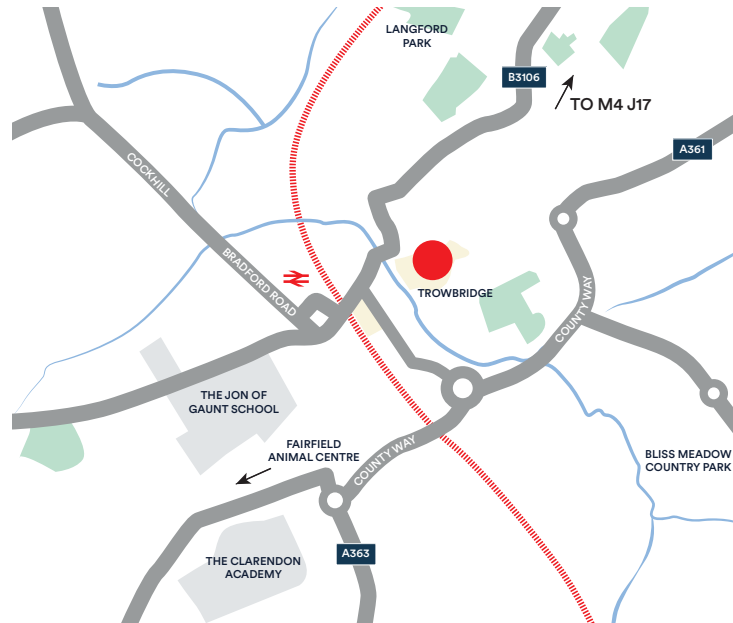
EPC Rating - B

### Legal Costs

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

### Location - BA14 8AT

Trowbridge lies 12 miles south east of Bath and has a catchment population of 170,000. The Shires is the town's main shopping centre and forms part of the prime retailing pitch, linking into pedestrianised Fore Street. The centre is anchored by Iceland with other national occupiers present including Peacocks, Poundland, Sports Direct, Body Shop and JD Sports.



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34004 JUNE 2024

### Viewing

Strictly via prior appointment with the appointed agents:

**Carter Jonas**

**0117 922 1222**

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